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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Renovation of 1807 Octavia Street Project
Location: 1807 Octavia Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1807 Octavia Street between California and Pine Streets, on Assessor's Block 0650, Lot 004. The project proposal includes: demolition of the existing foundation and the construction of a new foundation; construction of new garage within the basement level; alteration of the existing east façade bay window to accommodate a new garage door; removal or replacement of existing openings (door and/or windows) on the ground and second levels; construction of new retaining walls on the east and south elevation; regrading of the existing driveway; and interior remodeling. The existing occupied gross square footage of the existing building would remain unchanged after the proposed renovation is complete. The building footprint and use would not change, and two off-street parking would be provided with the proposed renovations. The site is within an RM-2 (Residential, Mixed Districts, Moderate Density) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Natasha Juliana, (440-4480), Andrew Skurman Architect, for the Sponsor.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and 15331]
Class Numbers: 1 & 31.

REMARKS: The existing building is listed in *Here Today*: *San Francisco's Architectural Heritage*, page 283, as an Italianate residence built before 1893. (Continued on second page.)

Contact Person: Darwin L. Helmuth Telephone: 558-5971

Date of Determination:

February 6, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

02-11-02P12:59 RCVD

cc: Sponsor
Craig Nikitas, Northeast Quadrant
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, cont'd:

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include the minor exterior and interior alterations of an existing building as discussed above, and would not result in an increase in gross square footage. Therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project sponsor has submitted a report (*1807 Octavia, San Francisco, CA, Evaluation of Standards Compliance,* dated November 1, 2001, by Page & Turnbull, Inc.) analyzing potential significant impacts to the historic character of the building caused by the proposed project. Staff has determined (per memo dated February 1, 2002) that the proposed project would be consistent with the Secretary of the Interior's Standards and would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications independently. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Renovation of the Golden Gate Park Murphy Windmill & Millwright's House
Location: Martin Luther King Jr. Drive, Golden Gate Park
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located along Martin Luther King Jr. Drive, in Golden Gate Park, on Assessor's Block 1700, Lot 001. The project proposal includes: the replacement of the windmill's exterior slate shingles in-kind; the restoration of the copper dome, the turning system, the mechanical system, the spars, the sails, and the fantail portions of the windmill; the repair or replacement of the wooden structure of the windmill; the redesign the windmill's interior stairs to meet Building Code standards; the redesign the windmill's viewing gallery; and the construction of an ADA-compliant entrance ramp at the west façade of the Millwright's House. The existing Millwright's House will be converted from a residence to an educational museum of wind power and the Murphy Windmill will be restored to a working windmill and educational center. The site is within a P (Public Use) zoning district and an OS (Open Space) height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Cindy Sterry, Sterry Architecture (510-835-5425), on behalf of the Campaign to Save the Golden Gate Park Windmills and the property owner, the San Francisco Recreation and Park Department.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and 15331]
Class Numbers: 1 & 31.

REMARKS: The existing Murphy Windmill and the Millwright's House, as well as the landscaped open space surrounding the two structures, have been designated Landmark 210 under Article 10 of the Planning Code. (Continued on second page.)

Contact Person: Darwin L. Helmuth Telephone: 558-5971

Date of Determination:
February 14, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
David Lindsay, Northwest Quadrant
Historic Resources Mailing List
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, cont'd:

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include the minor exterior and interior alterations of an existing building as discussed above. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
Section 1006.7(b) of Section 10 sets forth the standards for review of applications for Certificates of Appropriateness for proposed work on a landmark site or in a historic district. Section 1006.7(b) states "The proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features. T he proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting". On August 24, 2001, a Certificate of Appropriateness was issued to the project sponsor by the Planning Department. The Certificate of Appropriateness determined the proposed restoration work would not have a significant impact upon, and would not be potentially detrimental to the Landmark, and would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed restoration and minor alteration of the Murphy Windmill and the Millwright's House would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications independently. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Renovation of 216 Stockton Street Project
Location: Christian Dior, Union Square, 1807 Octavia Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 216 Stockton Street between Maiden Lane and Geary Streets, on Assessor's Block 0309, Lot 013. The project proposal includes: the removal of the existing black granite and limestone cladding on the façade and the installation of new granite cladding; replacement of the existing broken pediment cornice with a new continuous parapet, maintaining the existing curved barrel form and projecting four-inches from the façade cladding; and the replacement of the existing metal roof access ladder with a stainless steel ladder.

The occupied gross square footage, building footprint, and use of the existing building would remain unchanged after the proposed renovation is complete. The site is within a C-3-R (Downtown Retail District) zoning district and an 80-130-F height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mr. Joel Yodowitz, (567-9000), Rueben & Alter, LLP, for the Sponsor.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and 15331]
Class Numbers: 1 & 31.

REMARKS: The existing building is located in the Kearny-Mason-Market-Sutter Conservation District, rated "IV"(contributory building) in the Downtown Plan, and "4S" (may be eligible for the National Register as a separate property) by the State Office of Historic Preservation. The building was constructed in 1909. (Continued on second page.)

Contact Person: Darwin L. Helmuth Telephone: 558-5971

Date of Determination:
February 14, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Craig Nikitas, Northeast Quadrant
Historical Resources Mailing List
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, cont'd:

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include the minor exterior alterations of an existing building as discussed above. Therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project sponsor submitted a report (*Historic Resources Survey, Christian Dior, 216 Stockton Street, San Francisco, CA,* dated February 12, 2002, by Carey & Co., Inc., Architecture) analyzing potential significant impacts to the historic character of the building caused by the proposed project. Staff has determined (per memo dated February 5, 2002) that the proposed project would be consistent with the Secretary of the Interior's Standards and would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 449 Powell Street Seismic Reinforcement Project
Location: 449 Powell Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project site (Block 0296, Lot 001) is located at 449 Powell Street at Sutter Street, on the southwest corner. The site is located in the Downtown neighborhood and is approximately 7,588 square feet in size. The site is improved with a 4-story structure constructed in 1913. The proposal is to seismically reinforce the existing structure. The proposed work includes: the installation of new steel framing along the Powell and Sutter Streets elevations; the installation of new concrete grade beams tied back to the existing footings; removal and reconstruction of the ground level flooring; replacement of the existing roof with new tube steel posts and wood beams; the replacement of the existing sidewalk steel framing with new steel framing; replacement of (Continued on second page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Ms. Marie Zeller, Patri Merker Architects, (415) 284-1100 ext. 4404, for the Sponsor.

EXEMPT STATUS: (Check One)

X Categorical Exemption [State CEQA Guidelines, Sections 15301(a), 15301(d) and 15331]; State Class Numbers 1 & 31.

REMARKS: The existing building is located in the Kearny-Market-Mason-Sutter Conservation District, as identified in the Downtown Area Plan (San Francisco Planning Department's General Plan). The Area Plan has designated the existing structure a Category I rating – "architecturally significant". The existing structure has also been surveyed and listed in *Here Today, San Francisco's Architectural Heritage,* 1968. (Continued on second page).

Contact Person: Darwin L. Helmuth Telephone: 558-5971

Date of Determination:

March 18, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Marie Zeller, Sponsor
Craig Nikitas, Northeast Quadrant
Historical Resources Mailing List
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Project Description, cont'd:

six existing storefront window bays (two on the Powell Street façade and four on the Sutter Street façade); and the replacement of the existing exterior main entrance located at the corner of Sutter and Powell Streets to conform to American with Disabilities Act (ADA) requirements. The structure's footprint or envelope will not change due to the proposed project. The project site is located in a C-3-R (Downtown, Retail) zoning district and an 80-130-F height/bulk district.

Remarks, cont'd:

This survey, adopted by the Board of Supervisors on May 18, 1970, identified the existing structure as architecturally and historically significant. In addition, the existing structure has a rating of 3S and appears to be eligible for separate listing in the National Register.

CEQA Guidelines Section 15301(a) and (d), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include the minor exterior and interior alterations of an existing building as discussed above, and would not result in an increase in gross square footage or an increase in the structures footprint. Therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Planning Department staff has has reviewed the proposed project and has determined (per memo dated March 14, 2002) that the proposed project would be consistent with the Secretary of the Interior's Standards and would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM CEQA ENVIRONMENTAL REVIEW

PROJECT ADDRESS:

4601 & 4699 Third Street, Assessor's Block 5306, Lots 004 & 029; and 1224-1226 Mendell Street, Assessor's Block 5306, Lot 002; San Francisco.

PROJECT DESCRIPTION:

The proposed project includes: the demolition of the existing approximately 2,280 square foot two-story residential building (Lot 002; 1224-26 Mendell Street) built in 1916 and the asphalt parking lots (Lots 004 & 029; 4601 & 4699 Third Street); the new construction of 55 affordable senior housing units (approximately 42,150 square feet); approximately 2,235 square feet of office space to be used by the owner of the facility (Providence Foundation); approximately 825 square feet of public space to be used as a computer center and public meeting rooms; and 51 off-street parking spaces to be located on the first and second levels with ingress/egress from Newcomb and McKinnon Avenues. The proposed structure would be approximately 40-feet in height. The proposed facility would be staffed by seven employees. The three parcels are approximately 17,850 square feet in size and located on the (Continued on page 2).

PROJECT SPONSOR:

Mr. Christian Bauer, Kava Massih Architects, (415) 357-1740, for the Sponsor, Providence Foundation.

EXEMPT STATUS:

X Statutory Exclusion (Public Resources Code §21080.14) and State CEQA Guidelines Section 15280.

REMARKS: (Continued on page 2).

Contact Person: Darwin L. Helmuth Telephone: (415) 558-5971

Date of Determination:

April 12, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Jon Purvis, Southeast Quadrant
Historical Resources Mailing List
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
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Project Description, cont'd.

east side of Third Street between Newcomb and McKinnon Avenues, with additional frontage on Mendell Street. The existing parking lots are used by members of Providence Baptist Church during Sunday services only. After the proposed project is completed, the Church would use 40 of the 51 parking spaces during Sunday services, and occasionally during the rest of the week. The project parcels are located within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 40-X height and bulk district. The proposed project requires Conditional Use authorization.

Remarks, cont'd.

Public Resources Code §21080.14 provides an exemption from environmental review under the California Environmental Quality Act (CEQA) for the development of affordable housing projects of up to 100 dwelling units in urban areas, provided they meet certain criteria. These criteria are outlined below, along with a discussion of their applicability to the above project. In addition, other exemption classifications under CEQA as they apply to the proposed development are discussed below.

1. Is the project a housing project affordable either to lower-income households for at least 15 years as defined in CA H&S Code §50079.5 or affordable to low- and moderate-income households as defined in CA Government Code §65589.5(h)(2)?

   YES, all project units would be affordable to lower-income households at 50% or less of Area Median Income [AMI]) as defined in Section 50079.5 of the Health and Safety Code. As a condition, the units will be affordable for at least 40 years.

2. Is the project 100 or fewer dwelling units?

   YES, the project consists of a maximum of 55 new dwelling units.

3. Is the project consistent with the San Francisco General Plan and Zoning Map?

   YES, the proposed maximum of 55 dwelling units is permitted under the sites' NC-3 (Moderate-Scale Neighborhood Commercial) zoning district. Thus the project is consistent with the zoning. Development of housing and low-income housing is consistent with the area's planned land use and numerous policies of the San Francisco General Plan.

4. Is the project site less than 5 acres?

   YES, the project parcels total 17,850 square feet. This is approximately 0.41 acres.

5. Can the project site be adequately served by utilities?

   YES, the project site's three parcels are in-fill sites located within a dense urban area, which has an extensive existing infrastructure and can be adequately served by utilities.

6. Does the project site have value as a wildlife habitat? If no, please describe the basis for this answer.

   NO, the project sites are within a dense urban area - two parcels are improved with asphalt- paved parking lots (Lots 004 & 029) and the third parcel (Lot 002) is improved with a two-story residential structure. There are no wildlife or native plant habitats existing on or nearby the sites.

7. Is the project site included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code (State of California's Cortese List)?

NO, the project parcels are not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

8. Is a copy of the environmental hazards assessment report included with the application? Were mitigation measures determined necessary as a result of the assessment? If so, please summarize below and indicate how these mitigation measures have been included in the project.

YES, a Phase I and II environmental site assessment reports for Lots 004 and 029) *(Phase I Environmental Site Assessment, Parcels A & B, Providence Baptist Church, San Francisco, California,* dated June, 1999 and *Phase II, Parcels A & B, Providence Baptist Church, San Francisco, California,* dated February, 2000) were prepared by Geomatrix. The previous uses of these parcels consisted of a Seaside Oil and a Shell oil service station. The use of Lot 002 has been residential since 1916. Soil samples were collected from borings conducted on the sites. In addition, a 70-gallon underground storage tank (UST) was removed and additional soil samples were taken. Groundwater was not encountered during the boring activity. Soil samples were analyzed for total petroleum hydrocarbon (TPH) as gasoline, diesel and motor oil, volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), cadmium, chromium, lead, nickel, zinc, benzene, toluene, ethylbenzene and xylene (BTEX), and methyl tertiary butyl ether (MTBE). BTEX, MTBE, and cadmium were not detected in either boring. However, chromium, lead, nickel, zinc, and TPHs were detected at low concentrations in both borings. The San Francisco Department of Public Health (DPH), Occupational & Environmental Health determined, in a letter dated March 7, 2000, that the TPH contamination, identified in the ground surface to four foot depth, would unlikely pose a potential health risk and that the metals and semi-volatile organic contamination were below the United States Environmental Protection Agency (EPA), Region 9, "Preliminary Remediation Goals" for residential soil. However, DPH recommended that the TPH contamination be addressed during excavation for construction by implementing construction practices for dust control and soil characterization and disposal. The project sponsor has agreed to follow these recommendations.

A record search of various agency databases identified 23 nearby sites as having the potential to affect soil and groundwater quality at the project site because of known leaking underground fuel storage tanks (LUSTS). The report determined that all sites appeared to be hydraulically cross- or down gradient of the project site, and therefore, are unlikely to affect groundwater beneath the site.

If dewatering of the site during construction is necessary, the proposed project would be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the San Francisco Public Utilities Commission must be notified of projects necessitating dewatering, and may require water analysis before discharge. Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the report would contain a determination as to whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works would require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the project sponsor to perform this monitoring. In addition, the project sponsor is required to contact DPH to request review and approval of a water sampling plan and the analysis results. The project sponsor has agreed to follow these protocols.

9. Would the project involve demolition or major alteration of a structure or district either listed on the National Register of Historic Places or the California Register of Historic Places or determined eligible for such listing?

NO, the existing structure on Lot 002 is not listed or determined to be eligible for listing on the National Register of Historic Places or the California Register of Historic Places. The other two parcels (Lots 004 & 029) are currently paved and utilized as parking lots.

10. Would the project involve demolition or major alteration of a designated San Francisco Landmark?

NO, the existing structure on Lot 002 is not listed as a San Francisco Landmark. The other two parcels (Lots 004 & 029) are currently paved and utilized as parking lots.

11. Are there any unusual circumstances that establish a reasonable possibility that significant environmental impacts would result form development of the proposed housing project? If yes, briefly explain.

NO, the proposal is an in-fill development in an established dense urban area. The height of the proposed structures would be approximately 40 feet; therefore, a shadow fan study would not be required by the San Francisco Planning Code, Section 295 (Prop. K).

12. Could the project, in combination with other reasonably foreseeable future projects in the vicinity, cause significant cumulative environmental impacts? Please briefly explain a "no" answer.

The proposal is an in-fill development in an established dense urban area. The proposed project consists of 55 affordable apartments, 3,166 square feet of office space, 1,223 square feet of public meeting rooms and a computer center, and 51 off-street parking spaces. As stated above, Providence Baptist Church would utilize 40 of the 51 off-street parking spaces during Sunday services, and occasionally during the rest of the week. This use would occur predominantly between the hours of 8:00 a.m. and 5:00 p.m. and would not contribute to p.m. peak hour traffic. In addition, staff utilizing the office, public meeting rooms and computer center would do so between the hours of 8:00 a.m. and 5:00 p.m., and occasionally during the evening hours of 6:00 p.m. and 10:00 p.m., on weekdays. Therefore, the proposed project would generate approximately 15 p.m. peak hour trips or approximately one vehicle trip every four minutes. These vehicle trips would utilize the following intersections to access the proposed project site: Third Street and Newcomb Avenue; Third Street and McKinnon Avenue; and Mendell Street and Newcomb Avenue. The use of the proposed public meeting rooms and computer center space by off-site groups would occur during non p.m. peak hours and would not contribute additional p.m. peak hour vehicle trips to or from the site. Therefore, the change in area traffic as a result of the project would be undetectable to residents and drivers in the area, and would not be significant relative to the existing capacity of the surrounding street system.

Based on the above analysis, the proposed affordable housing project is exempt from environmental review under the California Environmental Quality Act.

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18/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM CEQA ENVIRONMENTAL REVIEW

PROJECT ADDRESS:

1346 Folsom and 75 Dore Streets; Assessor's Block 3518, Lot 013 & 032, San Francisco.

PROJECT DESCRIPTION:

The proposed project includes: the demolition of the existing approximately 12,000 square foot single-story unreinforced masonry building (Lot 013) built in 1922 and the adjacent asphalt parking lot (Lot 032); the new construction of 98 affordable housing units (approximately 55,285 square feet); 3,885 square feet of community space; and 46 off-street parking spaces to be located in an approximately 13,922 square-foot single-level partially below-grade garage. The two sites are approximately 25,292 square feet in size and located at the northeast corner of Folsom and Dore Streets, with additional frontage on Dore Street. Lot 032 is currently an asphalt paved parking lot and Lot 032 is improved with a single-story structure currently utilized by a commercial laundry operation. The project sites (Block 3518, Lots 013 & 032) are located within a SLR (Service/Light Industrial/Residential) zoning district and an 50-X height and bulk district. The proposed project requires Conditional Use authorization. (Continued on page 2).

PROJECT SPONSOR:

Ms. Kim Nitayangkul, Citizen's Housing Corporation, (415) 421-8605, Sponsor.

EXEMPT STATUS:

X Statutory Exclusion (Public Resources Code §21080.14) and State CEQA Guidelines Section 15280.

REMARKS: (Continued on page 2).

Contact Person: Darwin L. Helmuth Telephone: (415) 558-5971

Date of Determination:

April 18, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Historic Resources Mailing List
Mat Snyder, Southeast Quadrant
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Project Description, cont'd.

The proposed community space would provide facilities for off-site groups (e.g. – local schools, Association for Retarded Citizens (ARC), etc.) for multiple purposes. Examples of these uses are: after school programs operating approximately 2-3 times per week from 3-5 p.m.; continuing education programs operating approximately 1-2 times per week from 6-8 or 9 p.m.; and programs throughout the day involving the facilities' residents and on and off-site caseworkers.

Remarks, cont'd.

Public Resources Code §21080.14 provides an exemption from environmental review under the California Environmental Quality Act (CEQA) for the development of affordable housing projects of up to 100 dwelling units in urban areas, provided they meet certain criteria. These criteria are outlined below, along with a discussion of their applicability to the above project. In addition, other exemption classifications under CEQA as they apply to the proposed development are discussed below.

1. Is the project a housing project affordable either to lower-income households for at least 15 years as defined in CA H&S Code §50079.5 or affordable to low- and moderate-income households as defined in CA Government Code §65589.5(h)(2)?

   YES, all project units would be affordable to no greater than low-income households (specifically for households with incomes between approximately 27% (40% of the State median income) and 60% of Area Median Income [AMI]) as defined in Section 50079.5 of the Health and Safety Code. As a condition, the units will be affordable for at least 55 years.

2. Is the project 100 or fewer dwelling units?

   YES, the project consists of a maximum of 98 new dwelling units.

3. Is the project consistent with the San Francisco General Plan and Zoning Map?

   YES, the proposed maximum of 98 housing units are permitted under the sites' SLR (Service/Light Industrial/Residential) zoning district. Thus the project is consistent with the zoning. Development of housing and low-income housing is consistent with the area's planned land use and numerous policies of the San Francisco General Plan.

4. Is the project site less than 5 acres?

   YES, the project sites total 25,292 square feet. This is approximately 0.58 acres.

5. Can the project site be adequately served by utilities?

   YES, the project site's two parcels are in-fill sites located within a dense urban area, which has an extensive existing infrastructure and can be adequately served by utilities.

6. Does the project site have value as a wildlife habitat? If no, please describe the basis for this answer.

   NO, the project sites are within a dense urban area - one site is improved with an asphalt paved parking lot and the second site is improved with a single-story commercial structure. There is no wildlife or native plant habitat existing on or nearby the sites.

7. Is the project site included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code (State of California's Cortese List)?

> NO, the project sites are not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

8. Is a copy of the environmental hazards assessment report included with the application? Were mitigation measures determined necessary as a result of the assessment? If so, please summarize below and indicate how these mitigation measures have been included in the project.

> YES, a Phase II environmental site assessment report (*Limited Subsurface Investigation Report, 1346 Folsom Street, San Francisco, California,* dated November 5, 2001 by ACC Environmental Consultants, was submitted. A subsurface investigation was conducted by ACC on October 10, 2001. Soil samples were collected from two borings and were determined to contain lead in the top 2 to 2.5 feet and exceed the California Soluble Threshold Limit Concentration for lead. The proposed project would require the excavation of approximately 1,300 cubic yards of soil that would require disposed as a California hazardous waste. The project sponsor shall submit a copy of the Phase II environmental site assessment report and a fee of $425 in the form of a check payable to the San Francisco Department of Public Health (SFDPH), to the Hazardouis Waste Program, Department of Public Health. If SFDPH determines that the soils on the project site are contaminated with lead at or above potentially hazardous levels, the sponsor would be required to submit a site mitigation plan (SMP) to the SFDPH for review and approval. The project sponsor has agreed to follow all local, State and Federal requirements for the disposal of the lead contaminated soils. No halogenated volatile organic compounds (HVOCs) were detected in any of the soil samples. In addition, groundwater samples were collected from two of the borings and analyzed. HVOCs - Trichloroethylene (TCE) and perchloroethylene (PCE) were detected at low levels in samples from one boring, and PCE, total petroleum hydrocarbons as diesel fuel (TPH-D) and cis-1,2-dichloroethylene (DCE) were detected at low levels in a second boring. The report concluded that because no HVOCs were detected in the soil samples, the groundwater contamination was from an off-site source and not from the project site. The report recommended that no additional action was warranted.
>
> The report also identified that groundwater was encountered during the soil boring activities at 24 feet below ground surface. The proposed project would not require an excavation depth greater than 4 to 5 feet below grade to construct the mat foundation and, therefore, would not intercept the contamination identified in the groundwater or result in any groundwater contamination impacts.
>
> One 12,000-gallon underground fuel storage tank (UST) was discovered and found to be unused for the storage of fuel or other possible contaminants. The UST would be removed during the construction of the proposed project. Therefore, the UST posed no possible soil or groundwater contamination at the project site.

A further evaluation of the ACC Phase II report by Threadwell & Rollo, Inc., *Environmental Sampling Results, 1346 Folsom Street, San Francisco, California*, dated January 2, 2002, recommended the following actions: (1) a soil management plan to address the profiling of excavation and disposal of the lead contaminated soils; and (2) on-site monitoring of all soil excavation and disposal activities. The project sponsor has agreed to follow these recommendations.

If dewatering of the site during construction is necessary, the proposed project would be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the San Francisco Public Utilities Commission must be notified of projects necessitating dewatering, and may require water analysis before discharge. Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the report would contain a determination as to whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works would require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the project sponsor to perform this monitoring. In addition, the project sponsor is required to contact DPH to request review and approval of a water sampling plan and the analysis results. The project sponsor has agreed to follow these protocols.

9. Would the project involve demolition or major alteration of a structure or district either listed on the National Register of Historic Places or the California Register of Historic Places or determined eligible for such listing?

NO, the existing structure on Lot 013 is not listed or determined to be eligible for listing on the National Register of Historic Places or the California Register of Historic Places The second site, Lot 032, is currently paved and utilized as a parking lot.

10. Would the project involve demolition or major alteration of a designated San Francisco Landmark?

NO, the existing structure on Lot 013 is not listed as a San Francisco Landmark. The second site, Lot 032, is currently paved and utilized as a parking lot.

11. Are there any unusual circumstances that establish a reasonable possibility that significant environmental impacts would result form development of the proposed housing project? If yes, briefly explain.

NO, the proposal is an in-fill development in an established dense urban area. The height of the proposed structures would be approximately 50 feet, therefore, a shadow fan study would be required by the San Francisco Planning Code, Section 295 (Prop. K). Planning Department staff conducted the shadow fan study on April 16, 2002 and determined that no shadow impacts upon public open space would occur.

12. Could the project, in combination with other reasonably foreseeable future projects in the vicinity, cause significant cumulative environmental impacts? Please briefly explain a "no" answer.

The proposal is an in-fill development in an established dense urban area. The proposed project (consisting of 98 affordable apartments, 3,885 square feet of community space, and 46 off-street parking spaces) would generate approximately 47 p.m. peak hour trips. In comparison, the existing use of the site, a commercial laundry, generates approximately 3 p.m. peak hour vehicles trips. Therefore, the proposed project would have a net increase of approximately 44 p.m. peak hour vehicle trips above the existing conditions or approximately 1.5 vehicle trips per minute. These vehicle trips would utilize the following intersections to access the proposed project site: 10th Street and Folsom Street; Howard Street and Dore Street; and 9th Street and Folsom Street. The use of the proposed community space by off-site groups would occur during non p.m. peak hours and would not contribute additional p.m. peak hour vehicle trips to or from the site. Therefore, the change in area traffic as a result of the project would be undetectable to residents and drivers in the area, and would not be significant relative to the existing capacity of the surrounding street system.

Based on the above analysis, the proposed affordable housing project is exempt from environmental review under the California Environmental Quality Act.

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30/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Residential Addition to 1831 Powell Street
Location: 1831 Powell Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1831 Powell Street near the intersection of Grover Place, Columbus Avenue and Filbert Street, on Assessor's Block 0090, Lot 006. The project proposal includes: the construction of two additional floors containing three dwelling units (two one-bedroom and one three-bedroom units); minor alterations to provide access from the ground-level to the new upper floors; construction of common open space on the roof; and the retention of the ground-level office/retail space and the basement. The gross square footage of the existing building would increase from approximately 2,940 square feet to approximately 6,048 square feet, an increase of approximately 3,100 square feet. The site is within the North Beach zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
William Meyer & Company, (415-433-8480), for the Sponsor.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and (e), and 15331]; Class Numbers: 1 & 31.

REMARKS: The existing building is identified in the *North Beach Survey* and placed in the "Powell Street Shops National Register (eligible) Historic District, as a one-story commercial building built in 1925. (Continued on second page.)

Contact Person: Darwin L. Helmuth Telephone: 558-5971

Date of Determination:
April 30, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Mark Luellen, Northeast Quadrant
Historic Resources Mailing List
L. Fernandez/M.D.F.
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Remarks, cont'd:

CEQA Guidelines Section 15301(a) and (e), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is located in an area that is not environmentally sensitive. The proposed project would include the minor exterior and interior alterations to an existing building to provide access to the new second and third floors. The new addition to the existing structure would increase the total square footage by approximately 3,100 square feet. The project is located in a dense urban area where all public services and facilities are available, and is not environmentally sensitive. Therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project sponsor has submitted a report (*Historic Structure Report, DeMartini Cookie Company Building, 1831Powell Street, San Francisco, CA,* dated April 1, 2002, by McGrew/Architects) analyzing potential significant impacts to the historic character of the building caused by the proposed project. Staff has determined (per memo dated April 22, 2002) that the proposed project would be consistent with the Secretary of the Interior's Standards. In addition, staff has determined that the proposed project would be compatible with the historic character of the district in terms of size, scale, design, material, color, and texture, and would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications independently. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2002.0223E - Conversion of 501 Folsom Street Building to Office Use
Location: 501 Folsom Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 501 Folsom Street, on Assessor's Block 3749, Lot 001, in the Rincon Hill area. The approximately 9,000-square-foot site is on the southwestern corner of the Folsom Street and First Street intersection. The site is currently developed with a four-story over basement brick building. The proposed project involves the change of use of about 31,600 square feet of space in an existing building whose officially recognized use is light industrial / warehousing to office use. The proposed project would not physically alter the exterior of the four-story brick structure, except for a three-story vertical addition for an exit stairway (stair tower) over the former boiler room/loading dock on the southwest corner of the building. The addition of the exit stairway would add approximately 200 square feet to floors two through four, for a total of about 600 square feet.

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Steve Atkinson of Steefel Levitt & Weiss, representing the owners, 501 Folsom Street Building Partners

EXEMPT STATUS:
X General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))
X Categorical Exemption (State CEQA Guidelines, Section 15301(e)) State Class Number: 1

REMARKS: The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Contact Person: Benjamin C. Helber Telephone: (415) 558-5968

Date of Determination:
June 6, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Supervisor Daly
Mat Snyder, Southeast Quadrant Team
L. Fernandez/Master Decision File
O. Chavez/Bulletin Board
Exemption/Exclusion File

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Description of Nature and Purpose of Project (continued from previous page):

The proposed addition of the stair tower would be set back from the Folsom Street property line; however, the addition would be visible from Folsom Street. The project site has frontage on Folsom and First Streets, where pedestrian access to the project is provided; loading access is from Folsom Street. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Commercial/Industrial Special Use Subdistrict.

The conversion of use would amend the building's officially recognized use and incorporate previously issued building permits which authorized interior modifications, including upgrades to the life safety and heating, ventilation, and air conditioning (HVAC) systems and the construction of an elevator shaft for a passenger elevator. The building footprint and envelope would not change, and no additional off-street parking would be provided with the proposed renovations.

The building was constructed in 1916 and is noted in the Rincon Hill Area Plan for its architectural merit for the building's Folsom Street and First Street facades. The building's original use was the Gimbel Brothers Candy Factory and warehouse. From 1941 and 1969 various portions of the building were used for hotel, restaurant, retail, office and warehouse purposes. From 1969 to 1996 several building permits were issued to businesses associated with the distribution, sale and storage of Nikon Camera equipment and associated office space. In 1997, Critical Path, a company that provides Internet messaging infrastructure products and services, leased the first floor of the Building for its headquarter offices. Critical Path expanded into the second floor in 1998 and subsequently, in 1999, sublet the third and fourth floors. Although the building has already been improved and has recently been occupied by Critical Path, the permit record does not reflect the earlier conversion of use. Therefore, the proposed project for this exemption includes the previous improvements and conversion of use, as well as the current proposal to improve and convert from office/light industrial to office.

Remarks (continued from previous page):

The General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)) is appropriately applied to the proposed and previous change of use because the occupancy of the building as office space would be comparable to the occupancy of the former light industrial/warehouse/retail space.

As the change of use would involve no major changes to the existing physical structure of the building, there would be no potential physical environmental impacts associate with the proposed project.

In the environmental area of transportation, the potential impacts from the change of use were analyzed using the Planning Department's *Interim Transportation Impact Analysis Guidelines for Environmental Review* (January 2000). The Planning Department evaluates conditions in the pm peak-period in determining the significance of an adverse environmental impact. Using these guidelines, 30,876 square feet of manufacturing and industrial space would generate about 54 employees and about 30 pm peak hour trips, of which 11 would be by auto, 7 by transit, 10 by walking, and 2 from other modes. According to the same guidelines, 30,876 square feet of office space would generate about 112 employees and about 48 pm peak hour trips, of which 17 would be by auto, 12 by transit, 15 by walking, and 3 by other modes. Therefore the proposed office use would generate about 58 more employees and about 17 more pm peak hour person trips. Of the 17 more pm peak hour trips, the proposed use would generate 6 more vehicle trips, 5 more transit trips, 5 more pedestrian trips, and 1 more trip via other modes. The estimated project-generated increase of trips during the pm peak hour described above would be minimal increases relative to the existing capacity of the local street system and surrounding urban environment. The proposed project would add a very slight increment to the cumulative long-term increase on the local roadway network in the neighborhood and to other land uses and land development changes in the region.

In addition, State CEQA Guidelines Section 15301 exempts minor alterations and/or conversions of existing structures involving negligible or no expansion of use. Subsection 15301(e) further provides for an exemption for the addition of up to 10,000 square feet to existing structures in areas that are not environmentally sensitive, where all public infrastructures is already in place. The proposed project would include a minor addition of 600 square feet to an exterior stair tower, and would therefore be exempt under Class 1.

As mentioned above, the building is noted for its architectural merit in the Rincon Hill Area Plan, a subsection of the General Plan. Therefore it may be presumed that the structure is potentially a historical architectural resource. However, the Preservation Technical Specialist within the Planning Department has made the determination that since the proposed project does not involve any physical alteration to the façades of the building and includes only a minor addition of the stairway to the southwester portion of the building, there is no potential for the proposed project to cause a significant adverse impact to a potential historic architectural resource.

For the reasons stated above it can be seen with certainty that the proposed project could not have a significant effect on the environment and the proposed change of use is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Renovation of an Eleven-Unit Residential Building
Location: 1950-1960 Green Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project consists of the renovation of an existing four-story, eleven-unit residential building, located at 1950-60 Green Street, Assessor's Block 0542, Lot 040. The proposed work includes: the raising of the structure four feet to allow the construction of a ground-level garage with eleven off-street parking spaces; the addition of approximately 2,000 square feet to the rear of the building; and the renovation of each floor level, including the reconfiguration of the units. The building would continue to be occupied as an eleven-unit residential building and the total gross square footage would increase by approximately 2,000 square feet to a total of 8,000 gross square feet. The project site is located is an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height/bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gabriel Y. Ng, Architect, Gabriel Y. Ng & Associates (415-563-6655), for the sponsor, BPHP Limited Partnership.

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301(a) & (e) and 15331; (State Class Numbers 1 & 31).

REMARKS: The Italianate-style building, built in 1875, was moved to the current site in approximately 1891. The structure is identified in the San Francisco Planning Department's (Continued on page 2).

Contact Person: Darwin L. Helmuth Telephone: (415) 558-5971

Date of Determination:
July 22, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Historic Resources Mailing List
Sue Hestor
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

1976 Architectural Survey with a rating of "2" and is identified in *Here Today* (page 21). On July 16, 2002, Planning Department staff reviewed the proposed project and determined that the proposed project would be consistent with the *Secretary of the Interior's* Standards, provided the trim board above the ground floor on the front façade is retained. The project sponsor's architectural consultant, Gabriel Y. Ng & Associates, has confirmed in writing (correspondence dated July 17, 2002) that the project sponsor would be retaining the trim board in their proposed renovation of the structure.

The California Environmental Quality Act (CEQA) Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for minor interior or exterior alterations of an existing structure involving such things as interior partitions, plumbing, and electrical conveyances. Section 15301(e) provides for an exemption from environmental review for the additions to existing structures provided that the addition will not result in an increase of more than: 50 % of the floor area of the structure before the addition, or 2,500 square feet, whichever is less; or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The proposed project would renovate the existing structure, as described above, and increase the structure's total gross square footage by approximately 2,000 square feet. In addition, the proposed project is permissable in the General Plan and the project site is not environmentally sensitive. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. On July 16, 2002, Planning staff determined the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not increase the height of the building above forty-feet. Although the proposed project would raise the existing structure four feet, the roof would also be lowered by four feet, thus keeping the structure's overall height below forty-feet. Therefore, the proposed project would not require a shadow fan study by the San Francisco Planning Code, Section 295 (Prop. K). The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

MEMORANDUM

TO: Darwin Helmuth, MEA
FROM: Kaye Simonson, Preservation Technical Specialist KES

REVIEWED BY: Neil Hart

DATE: July 16, 2002

RE: 1950-1958-1960 Green Street Historic Resource Evaluation

I have reviewed the project description, drawings and photographs, as well as the Historical Resource Evaluation Report for 1950-1958-1960 Green Street and have the following comments. The building is listed in *Here Today* and as such is considered a "historical resource" for purposes of CEQA. The proposal entails raising the building 4 feet in order to add a garage, construction of an addition at the rear, and the addition of a fire escape on the front.

With respect to raising the building, the Historical Resource Evaluation Report notes that the existing ground floor was most likely created when the building was moved to its current site in 1891, and that the balconies at the second floor were once front porches. The present effect is that of a building that is too tall to be a two-story building, but not quite tall enough to be a three-story building. With the proposed raising of the building, it truly becomes a three-story building. It is staff's opinion that the more significant effect on the building occurred when it was moved and the current ground floor constructed. The building's period of significance (1873-1891) includes the relocation. Therefore, the ground floor and the porches converted to balconies must be considered as features that have acquired significance (*Secretary of the Interior's Standards* #2, #3 and #4). The four-foot increase in the height of the ground floor has an effect on the historic resource, but falls short of being adverse effect. However, the existing trim board between the ground floor and second level should be retained, as physical evidence of the building's history. The proposed front entry stairs are similar in character to the stairs that would have existed prior to the building's relocation (*Standard* #9). The proposed garage door is subordinate to the historic building, and the width of the driveway is limited. Therefore, it is generally consistent with the *Standards.*

Here Today speculates that the rear of the building, with its three dominant bay windows, was the front facade at the building's original site. Given the level of detailing on the existing front facade, as well as the interior layout, staff concurs with the Historical Evaluation Report author that the building orientation was retained with the relocation. The articulation of the rear facade by the three bays should be considered a distinctive feature of the building, albeit located on a secondary facade. The proposed rear addition will require the removal of the entire rear facade (*Standard* #9) However, the design of the proposed addition retains the character of the existing rear facade. The form and massing of the building is generally maintained, and the addition is placed in an inconspicuous location. Therefore, the proposed addition is generally consistent with the Standards.

The addition of the fire escape to the front facade will introduce a new feature to the front facade, and will have some impact on the historic integrity of the facade. The impacts of the existing fire stair are substantially mitigated by the vines which obscure it but with the raising of the building, the vegetation will undoubtedly have to be removed. The project sponsor should examine whether it is possible to eliminate the upper portion of the existing fire escape, so as to reduce the visual impacts of the stair, and look into reconfiguring the interior so the new fire escape is not needed (*Standard* #1). These changes would make the project more consistent with the *Standards*. However, even if reduction and/or elimination of the fire escapes is not feasible, the effect is not substantial enough to be considered an adverse effect. The fire escapes are clearly differentiated from the historic building (*Standard* #9) and could be easily removed without damaging any historic materials or features (*Standard* #10).

CONCLUSION:
Provided the trim board above the ground floor on the front facade is retained, the project, as presented, will not have an adverse effect on the historic resource, and will be generally consistent with the *Secretary of the Interior's Standards for Rehabilitation*. Modification and/or elimination of the fire escapes is encouraged to improve consistency with the *Standards*.

Attachment: *Secretary of the Interior's Standards for Rehabilitation*

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8/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition of a Three-Story Unreinforced Masonry Building and Construction of a Temporary Parking Lot
Location: 531-539 Mission Street, Assessor's Block 3721, Lot 083
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project consists of the demolition of an existing three-story unreinforced masonry building constructed in 1908 and the construction of a new temporary ground-level parking lot containing 66 off-street spaces. The existing structure contains approximately 10,000 square feet of vacant office space and approximately 4,400 square feet of vacant retail space. The project site is located is a C-3-O (Downtown Office) zoning district and a 550-S height/bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joel Yodowitz, Attorney, Rueben & Alter, LLP (415-567-9000), for the sponsor, BRE/Mission, LLC.

EXEMPT STATUS:

X General Rule Exclusion [State Guidelines, Section 15061(b)(3)].

REMARKS: The existing industrial-style unreinforced masonry building, built in 1908, is unrated on the San Francisco Planning Department 1976 Architectural Survey, is not designated as a significant or contributory building in the Downtown Plan, is rated "D" (minor importance) by the Foundation for San Francisco's Architectural Heritage (Heritage), and most of the building's ornament and cornice have been (Continued on page 2).

Contact Person: Darwin L. Helmuth Telephone: (415) 558-5971

Date of Determination:

August 8, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Dan Dibartolo, Northeast Quadrant
Historic Resources Mailing List
Sue Hestor
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

previously removed. On July 11, 2002, the Department staff reviewed the proposed project and determined that the existing structure does not meet the California Environmental Quality Act's (CEQA's) definition of a historic resource.

The California Environmental Quality Act (CEQA) Guidelines Section 15301(l)(3), or Class 1, provides for an exemption from environmental review for the demolition of an office or similar small structure if designed for an occupant load of 30 persons or less, or in urbanized areas, the demolition of up to three small commercial structures (with a combined occupant load of 90 persons or less). Although occupant loads are not specified for all small commercial uses by local ordinances and regulations, the capacity of 30 persons or less shall be calculated on the basis of the type of use and the floor space available for customers and employees, using the standards of the San Francisco Building Code, where applicable. The proposed project would demolish one three-story structure containing approximately 10,000 square feet of vacant office space and 4,400 square feet of vacant retail space. According to the standards of the Building Code, the existing building proposed for demolition would have an occupancy load of approximately 100 – 144. This calculation does not take into consideration space dedicated to storage areas, mechanical equipment rooms, restrooms, etc. Therefore, the structure proposed for demolition would not meet, but would not significantly exceed the above occupancy load requirements. Hence, the proposed project would be just outside an allowable Categorical Exemption under Class 1.

The proposed project would construct a ground-level parking lot containing approximately 66 off-street short-term use parking spaces and is proposed as a temporary use. As such, the proposed project would not be a substantial increase over the limits identified in a Categorical Exemption under Class 11. The existing building is vacant, therefore, there is no displacement by the proposed project. The project would provide replacement parking for other lots throughout the area that were previously used for parking and have subsequently been developed. The proposed project would not noticeably increase the area's existing traffic or traffic patterns. Therefore, the change in the area's traffic as a result of the project would be undetectable to most residents and drivers in the area, and would not be significant relative to the existing capacity of the surrounding street system. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the proposal in question may have a significant effect on the environment, the proposal is not subject to CEQA. For the above reasons, it can be seen with certainty that the proposed interim controls could not have a significant effect on the environment.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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20/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Rehabilitation of Existing Vacant Office Space
Location: 450 Sutter Street, Assessor's Block 0285, Lot 006
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project consists of the rehabilitation of approximately 8,720 gross square feet of existing vacant office space for professional office. The existing office space has been vacant since 1995, and except for the elevator lobby and restrooms, is currently in a demolished condition. The rehabilitation includes: reconstruction of the restrooms to provide handicapped accessibility; installation of fire and life safety improvements; construction of new interior partitions, ceilings, lighting, and communication and data outlets. The proposed project would maintain the original material of the elevator doors in the sixth floor elevator lobby. The project site is located ~~is~~ in a C-3-R (Downtown Retail) zoning district and an 80-130F height/bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Debra H. Stein, GCA Strategies (415-391-4100), for the sponsor, Harsch Investment Properties, LLC.

EXEMPT STATUS:

X Categorical Exemption, State CEQA Guidelines, Sections 15301(a) and 15331; (State Class Numbers 1 and 31).

REMARKS: The existing building, built in 1929, is a Category I building in the Kearny-Market-Mason-Sutter Conservation District, and has been determined eligible for separate listing on the National Register.

(Continued on page 2).

Contact Person: Darwin L. Helmuth Telephone: (415) 558-5971

Date of Determination:

August 20, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
Historic Resources Mailing List
Sue Hestor
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REMARKS: (Continued)

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include the minor interior alteration of an existing approximately 8,720 gross square feet of vacant office space, and would therefore be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. On August 15, 2002, the Department staff reviewed the proposed project and determined that the proposed rehabilitation would not have an adverse effect on the historic resource and would be consistent with the *Secretary of the Interior's Standards for* Rehabilitation. Therefore, the proposed project would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM CEQA ENVIRONMENTAL REVIEW

PROJECT ADDRESS:

1250 Haight Street; Assessor's Block 1234, Lot 011 & 014, San Francisco.

PROJECT DESCRIPTION:

The proposed project includes: the renovation and reconfiguration of the existing 16,460 square foot, four-story unreinforced masonry church building (Lot 011), built in 1915,to provide 40-units of affordable senior housing; the demolition of the existing approximately 1,760 square foot, single-story unreinforced masonry building (Lot 014), built in 1950, to provide a vehicle driveway access, six off-street parking spaces, and public open space (patio). The new construction of 40 affordable housing units would occupy approximately 27,067 gross square feet. The two sites are approximately 13,747 square feet in size and located mid-block between Lyon and Central Streets. The project sites are located within an RM-1 (Mixed Residential, Low Density) zoning district and a 40-X height and bulk district. The proposed project requires Conditional Use authorization.

PROJECT SPONSOR:

Ms. Alexandra Galovich, Citizen's Housing Corporation, (415) 421-8605, Sponsor.

EXEMPT STATUS:

X Statutory Exclusion (Public Resources Code §21080.14) and State CEQA Guidelines Section 15280.

REMARKS: (Continued on page 2).

Contact Person: Darwin L. Helmuth

Telephone: (415) 558-5971

Date of Determination:

Sept. 10, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
- Sponsor
- Historic Resources Mailing List
- Sue Hestor
- Mary Woods, Northwest Quadrant
- O. Chavez/Bulletin Board
- L. Fernandez/M.D.F.
- Exemption/Exclusion File

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Remarks, cont'd.

Public Resources Code §21080.14 provides an exemption from environmental review under the California Environmental Quality Act (CEQA) for the development of affordable housing projects of up to 100 dwelling units in urban areas, provided they meet certain criteria. These criteria are outlined below, along with a discussion of their applicability to the above project. In addition, other exemption classifications under CEQA as they apply to the proposed development are discussed below.

1. Is the project a housing project affordable either to lower-income households for at least 15 years as defined in CA H&S Code §50079.5 or affordable to low- and moderate-income households as defined in CA Government Code §65589.5(h)(2)?

   YES, all project units would be affordable to no greater than low-income households, specifically for households with incomes up to 60% of Area Median Income [AMI]) as defined in Section 50079.5 of the Health and Safety Code. As a condition, the units will be affordable for at least 50 years.

2. Is the project 100 or fewer dwelling units?

   YES, the project consists of a maximum of 40 new dwelling units.

3. Is the project consistent with the San Francisco General Plan and Zoning Map?

   YES, the proposed maximum of 40 housing units is permitted under the sites' RM-1 (Mixed Residential/Low Density) zoning district. Thus the project is consistent with the zoning. Development of housing and low-income housing is consistent with the area's planned land use and numerous policies of the San Francisco General Plan.

4. Is the project site less than 5 acres?

   YES, the project sites total 13,747 square feet. This is approximately 0.32 acres.

5. Can the project site be adequately served by utilities?

   YES, the project site's two parcels are in-fill sites located within a dense urban area, which has an extensive existing infrastructure and can be adequately served by utilities.

6. Does the project site have value as a wildlife habitat? If no, please describe the basis for this answer.

   NO, the project sites are within a dense urban area - both sites are improved with structures, as described above. There is no wildlife or native plant habitat existing on or nearby the sites.

7. Is the project site included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code (State of California's Cortese List)?

   NO, the project sites are not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

8. Is a copy of the environmental hazards assessment report included with the application? Were mitigation measures determined necessary as a result of the assessment? If so, please summarize below and indicate how these mitigation measures have been included in the project.

YES, a Phase I environmental site assessment report (*Phase I Environmental Site Assessment Report, The Churches of Christ Scientist, 1250-1252 Haight Street, San Francisco, California,* dated August 13, 1996 by SECOR International Inc.) was submitted. A search of several governmental databases was conducted to identify potential sources of hazardous materials that could affect the site's soil and/or groundwater. The search resulted in the identification of nine nearby sites within ½ mile of the subject property. Upon further investigation, the report determined that eight of these sites have received case closure from the San Francisco Department of Public Health (SFDPH). One site, containing underground fuel storage tanks (USTs), is located northeast and down-gradient of the subject property and is not expected to impact the subject property. In addition, the project site previously contained a 3,000-gallon UST used to store heating oil to heat the church building. This UST was located beneath the sidewalk in front of the church, but was removed in December 1995 and received a case closure from SFDPH on December 22, 1995. No other potential sources of contamination of the project site were identified by the report.

If dewatering of the site during construction is necessary, the proposed project would be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the San Francisco Public Utilities Commission must be notified of projects necessitating dewatering, and may require water analysis before discharge. Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the report would contain a determination as to whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works would require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the project sponsor to perform this monitoring. In addition, the project sponsor is required to contact DPH to request review and approval of a water sampling plan and the analysis results. The project sponsor has agreed to follow these protocols.

9. Would the project involve demolition or major alteration of a structure or district either listed on the National Register of Historic Places or the California Register of Historic Places or determined eligible for such listing?

The existing structures are not listed or determined to be eligible for listing on the National Register of Historic Places. The existing church structure (Lot 011) was determined to be eligible for listing on the California Register of Historic Places by Planning Department staff on May 13, 2002. In addition, Department staff evaluated the proposed project for potential environmental impacts to this eligible structure. Staff determined that the proposed project would not significantly impact the architectural integrity of the existing church structure and would be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* provided the following conditions are met:

a. On the east and west façades, at the ground floor – eliminate the diamond pattern from the central window pans and use a plain window pane, to distinguish the new windows from the historic windows; and

b. On the rear (north) façade and on the side façades of the rear portion of the building – use divided-light windows similar to the existing rear windows.

The project sponsor, Citizen's Housing Corporation, has redesigned its proposed project to incorporate the above recommendations and has agreed to follow the *Secretary of the Interiors Standards* for all exterior modifications to the existing building.

10. Would the project involve demolition or major alteration of a designated San Francisco Landmark?

NO, the existing structures are not listed as San Francisco Landmarks.

11. Are there any unusual circumstances that establish a reasonable possibility that significant environmental impacts would result form development of the proposed housing project? If yes, briefly explain.

NO, the proposal is an in-fill development in an established dense urban area. An addition would be constructed at the rear of the existing structure, in addition to minor exterior modifications, therefore, a shadow fan analysis would be required by the San Francisco Planning Code, Section 295 (Prop. K). Department staff determined on August 28,2002 that no shadow impact from the proposed project on any property protected by the Ordinance would occur.

The reading room structure located on Lot 014 has been determined by Department staff not to be eligible for listing on the California Register. Although the church building located on Lot 011 have been determined by Department Staff to be eligible for listing on the California Register, the classroom wings have been determined not to be character defining features. Therefore, staff has determined that the proposed demolition of these structures would not significantly impact the architectural integrity of the existing church structure and would be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

12. Could the project, in combination with other reasonably foreseeable future projects in the vicinity, cause significant cumulative environmental impacts? Please briefly explain a "no" answer.

The proposal is an in-fill development in an established dense urban area. The proposed project (consisting of 40 affordable residential units, and 6 off-street parking spaces) would generate approximately 22 p.m. peak hour vehicle trips or approximately one vehicle trip every 2.7 minutes. These vehicle trips would utilize the following intersections to access the proposed project site: Central Avenue and Lyon Street at Haight Street, and Buena Vista Avenue and Haight. Therefore, the change in area traffic as a result of the project would be undetectable to residents and drivers in the area, and would not be significant relative to the existing capacity of the surrounding street system.

Based on the above analysis, the proposed affordable housing project is exempt from environmental review under the California Environmental Quality Act.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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8/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM CEQA ENVIRONMENTAL REVIEW

PROJECT ADDRESS:
1301-1327 Polk Street; Assessor's Block 0667, Lot 003; San Francisco.

PROJECT DESCRIPTION:
The proposed project is located at 1301-1327 Polk Street, between Bush and Frank Norris Streets. The existing building contains 16 dwelling units and 91 hotel rooms (22 residential hotel and 69 tourist rooms) of approximately 300 square feet per unit. Forty-five units have bathrooms and 36 units have sinks, only. The existing unfinished lobby area contains the building's common laundry facility. The proposed project includes: the renovation and reconfiguration of the existing 48,000 gross square foot, four-story seismically upgraded masonry building to provide: 72-units of affordable senior housing and 2,355 gross square feet of community space. The existing 12,400 gross square foot basement, containing the building's mechanical equipment, would not be renovated. In addition, minor alterations would be made to the existing main entrance. Each of the residential units would contain private kitchens and baths, and would total approximately 33,000 gross square feet. The project site, approximately 10,500 square feet in size, is located within Polk Street Neighborhood Commercial zoning district and a 65-A height and bulk district. The proposed project requires rear yard, useable open space, and dwelling unit exposure variance authorization.

PROJECT SPONSOR:
Ms. Jennifer Dolin, Mercy Housing California, (415) 522-5370, Sponsor.

EXEMPT STATUS:
X Statutory Exclusion (Public Resources Code §21080.14) and State CEQA Guidelines Sections 15280 and 15331; Class Number: 31.

REMARKS: The existing building was constructed in 1907. San Francisco Architectural Heritage surveyed the structure in 1982 and assigned it a "C" rating for its (Continued on page 2).

Contact Person: Darwin L. Helmuth

Telephone: (415) 558-5971

Date of Determination:

October 8, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
Historic Resources Mailing List
Sue Hestor
Michael Li, Northeast Quadrant
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
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Remarks, cont'd.

contextual importance. In 1989 it was surveyed as part of the UMB survey and found to be important in establishing the area's character. The existing structure is located one block west of the San Francisco Apartment Hotel Historic District. On September 26, 2002, Planning Department staff determined that the proposed project would not adversely affect the building's architectural significance and is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Public Resources Code §21080.14 provides an exemption from environmental review under the California Environmental Quality Act (CEQA) for the development of affordable housing projects of up to 100 dwelling units in urban areas, provided they meet certain criteria. These criteria are outlined below, along with a discussion of their applicability to the above project. In addition, other exemption classifications under CEQA as they apply to the proposed development are discussed below.

1. Is the project a housing project affordable either to lower-income households for at least 15 years as defined in CA H&S Code §50079.5 or affordable to low- and moderate-income households as defined in CA Government Code §65589.5(h)(2)?

   YES, all project units would be affordable to very low-income seniors aged 62 years or older, specifically for households with incomes at or below 50% of Area Median Income [AMI]) as defined in Section 50079.5 of the Health and Safety Code. Mercy Housing has further restricted affordable levels to 35% AMI for the proposed 28 studio units. As an additional condition, the units would be affordable for at least 50 years.

2. Is the project 100 or fewer dwelling units?

   YES, the project consists of a maximum of 72 dwelling units.

3. Is the project consistent with the San Francisco General Plan and Zoning Map?

   YES, the proposed maximum of 72 housing units is permitted under the sites' Polk Street Neighborhood Commercial zoning district. Development of housing and low-income housing is consistent with the area's planned land use and numerous policies of the San Francisco General Plan.

4. Is the project site less than 5 acres?

   YES, the project sites total 10,500 square feet. This is approximately 0.24 acres.

5. Can the project site be adequately served by utilities?

   YES, the project site is located within a dense urban area, which has an extensive existing infrastructure and can be adequately served by utilities.

6. Does the project site have value as a wildlife habitat? If no, please describe the basis for this answer.

   NO, the project site is within a dense urban area and is 100% covered by the existing building.

Therefore, there is no wildlife or native plant habitat existing on the site.

7. Is the project site included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code (State of California's Cortese List)?

NO, the project sites are not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

8. Is a copy of the environmental hazards assessment report included with the application? Were mitigation measures determined necessary as a result of the assessment? If so, please summarize below and indicate how these mitigation measures have been included in the project.

No, a Phase I environmental site assessment report was not included with the application. The proposed project would only reconfigure and renovate the interior portions and make minor alterations to the existing entrance of the building.

Asbestos containing materials may be found within the existing structure on site which is proposed to be renovated or demolished as part of the project. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

Lead paint may be found in the existing building, constructed in 19xx and proposed for demolition as part of the project. Demolition must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines(the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection, of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco Building Code would ensure that potential impacts of demolition, due to lead-based paint, would be reduced to a level of insignificance.

9. Would the project involve demolition or major alteration of a structure or district either listed on the National Register of Historic Places or the California Register of Historic Places or determined eligible for such listing?

The existing structure is not listed or determined to be eligible for listing on the National Register of Historic Places or the California Register of Historic Places

10. Would the project involve demolition or major alteration of a designated San Francisco Landmark?

NO, the existing structure is not listed as San Francisco Landmarks.

11. Are there any unusual circumstances that establish a reasonable possibility that significant environmental impacts would result form the proposed project? If yes, briefly explain.

NO, the proposal is in an established dense urban area. CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Planning Department staff determined that the proposed project should be considered an historic resource due to its proximity the nearby Apartment Hotel Historic District and its architectural similarity with the district's significant structures. Staff also determined that the proposed interior renovation and reconfiguration, and the minor alteration of the existing building entrance would not adversely affect the building's architectural significance and would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project would be exempt under Class 31.

In addition, the existing San Francisco Building Code requirements pertaining to lead-based paint and asbestos removal would minimize any potential impacts resulting from the proposed renovation of the interior of the existing building.

12. Could the project, in combination with other reasonably foreseeable future projects in the vicinity, cause significant cumulative environmental impacts? Please briefly explain a "no" answer.

The proposal is in an established dense urban area. The proposed project (consisting of 72 affordable residential units) would generate approximately 30 p.m. peak hour vehicle trips or approximately one vehicle trip every 2.0 minutes. Therefore, the change in area traffic as a result of the project would be undetectable to residents and drivers in the area, and would not be significant relative to the existing capacity of the surrounding street system.

Based on the above analysis, the proposed affordable housing project is exempt from environmental review under the California Environmental Quality Act.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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28/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Conversion of Office Building to Mixed-Use
Location: 333 Grant Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project site is located at 333 Grant Avenue; Assessor's Block 0286, Lot 002. The existing seven-story office building is currently vacant. The proposed project would: convert the existing basement, ground and second floors from office use to retail use; convert the third through seventh floors from office use to residential use containing approximately 50 residential units; renovation of these same floors to accommodate the proposed residential use; and exterior alterations. The exterior modifications include, but are not limited to: replacement or reconfiguration of existing windows on several floors of the Grant Avenue and Harlan Place façades; addition of six new balconies with metal railings on the seventh floor on the Harlan Place façade; construction of a new ground floor building service entrance with a roll-up door; three new balconies with metal railings on the North Lightwell façade; a new roof deck; roof skylights; and rooftop stair and elevator penthouses. (Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Andrew Junius, Rueben & Alter, LLP, acting as representative for MaeDeavor LLC, the Project Sponsor.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Sections 15301(a), 15331 and 15332]; State Class Numbers: 1, 31 and 32.

REMARKS: (Continued on next page)

Contact Person: Darwin L. Helmuth Telephone: (415) 558-5971

Date of Determination:

October 28, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
- Sponsor
- Sue Hestor
- Historic Resources Mailing List
- Mark Luellen, Northeast Quadrant
- O. Chavez/Bulletin Board
- L. Fernandez/M.D.F.
- Exemption/Exclusion File

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Description of Nature and Purpose of Project:

The new retail uses would occupy approximately 8,550 gross square feet and the residential use would occupy approximately 36,500 gross square feet. No off –street parking would be provided as part of this proposal. The proposed alterations to the existing building and proposed uses would conform to the C-3-R (Downtown Retail) zoning district and 80-130-F height/bulk limit.

Remarks, cont'd:

The existing Renaissance /Baroque-style building, built in 1908, was originally the Home Telephone Company's headquarters. The structure is identified in the San Francisco Planning Department's 1976 Architectural Survey with a rating of "5"; is identified in San Francisco's Architectural Heritage *Splendid Survivors* (page 136) with an "A" rating (highest importance); is rated as a Category 1 (Significant) within the Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code; is designated as eligible for listing on the National Register of Historic Places by the California Historic Preservation Office; and is designated as San Francisco City Landmark No. 141 under Article 10 of the Planning Code.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include exterior and interior alterations of an existing building as discussed above, and would not result in an increase in gross square footage. Planning Department staff reviewed the proposed project and drawings and determined on October 25, 2002 that the proposed exterior modifications "would not entail removing any character defining features, therefore the features that make the structure significant as a landmark will remain and will not be affected by the proposal." In addition, staff determined "the proposed additions and alterations to the Grant Avenue façade will be placed in a way that does not diminish the building's integrity." Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. On October 25, 2002, as stated above, Planning Department staff reviewed the proposed project and determined that the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project would be exempt under Class 31.

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project would comply with the C-3-R zoning district controls. The project would require a Certificate of Appropriateness, a variance from off-street parking, dwelling unit exposure requirements, and a rear yard exception. Department staff determined on October 25, 2002 that the proposed modifications would be consistent with the Secretary of the Interior's Standards for Rehabilitation and would not cause significant impacts to the existing historic structure.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The proposed site is within a developed area of San Francisco, and within a dense C-3-R zoning district. Thus, the proposed project would be characterized as an infill development surrounded by urban uses. The project site totals about 8,100 square feet, or 0.19 acre.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The site is within an urban area, is completely covered by the existing building, and has no value as habitat for endangered, rare or threatened species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: Using the Planning Department's *Guidelines for Environmental Review: Transportation Impacts, January 2000*, the proposed mixed-use development is estimated to generate about 183 person-trips in the p.m. peak hour. These person-trips would travel to/from the site by automobile, transit, walking, or other mode, such as by bicycle. Of these trips, approximately 20 p.m. peak hour vehicle-trips would be generated, or approximately one vehicle-trip every 3 minutes. One vehicle-trip every 3 minutes would not be significant relative to the existing capacity of the surrounding street system. The change in area traffic as a result of the projects would be undetectable to residents and drivers in the area.

The proposed mixed-use project would also create a parking demand of 80 parking spaces. This unmet parking demand would not be considered a permanent condition and would not be considered to be a physical environmental impact even though it is understood to be an inconvenience to drivers. Therefore, the creation of or an increase in parking demand resulting from a proposed project that cannot be met by existing or proposed parking facilities would not itself be considered a significant environmental effect under the California Environmental Quality Act (CEQA). In the absence of such physical environmental impacts, CEQA does not require environmental documents to propose mitigation measures solely because a project is expected to generate parking shortfalls.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed projects.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) *The site can be adequately served by all required utilities and public services.*

The project would be undertaken in an area where all utilities and services are currently provided for and no need for any expansion of public utilities or public service facilities is anticipated.

The proposed project is an infill development that would have no significant environmental effects. For all of the above reasons, the proposed projects are appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378
PLANNING COMMISSION FAX: 558-6409
ADMINISTRATION FAX: 558-6426
CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

2/02

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Residential Addition to 1831 Powell Street
Location: 1831 Powell Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1831 Powell Street near the intersection of Grover Place, Columbus Avenue and Filbert Street, on Assessor's Block 0090, Lot 006. The project proposal includes: the construction of two additional floors containing three dwelling units (two one-bedroom and one three-bedroom units); minor alterations to provide access from the ground-level to the new upper floors; construction of common open space on the roof; and the retention of the ground-level office/retail space and the basement. The gross square footage of the existing building would increase from approximately 2,940 square feet to approximately 6,048 square feet, an increase of approximately 3,100 square feet. The site is within the North Beach zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
William Meyer & Company, (415-433-8480), for the Sponsor.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and (e), and 15331]; Class Numbers: 1 & 31.

REMARKS: The existing building is identified in the *North Beach Survey* and placed in the "Powell Street Shops National Register (eligible) Historic District, as a one-story commercial building built in 1925. (Continued on second page.)

Contact Person: Darwin L. Helmuth Telephone: 558-5971

Date of Determination:
November 22, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
Mark Luellen & Michael Li, Northeast Quadrant
Historic Resources Mailing List
The Telegraph Hill Dwellers
L. Fernandez/M.D.F.
Exemption/Exclusion File

G:\WP51\CATEX\1831PowellStreet.WPD

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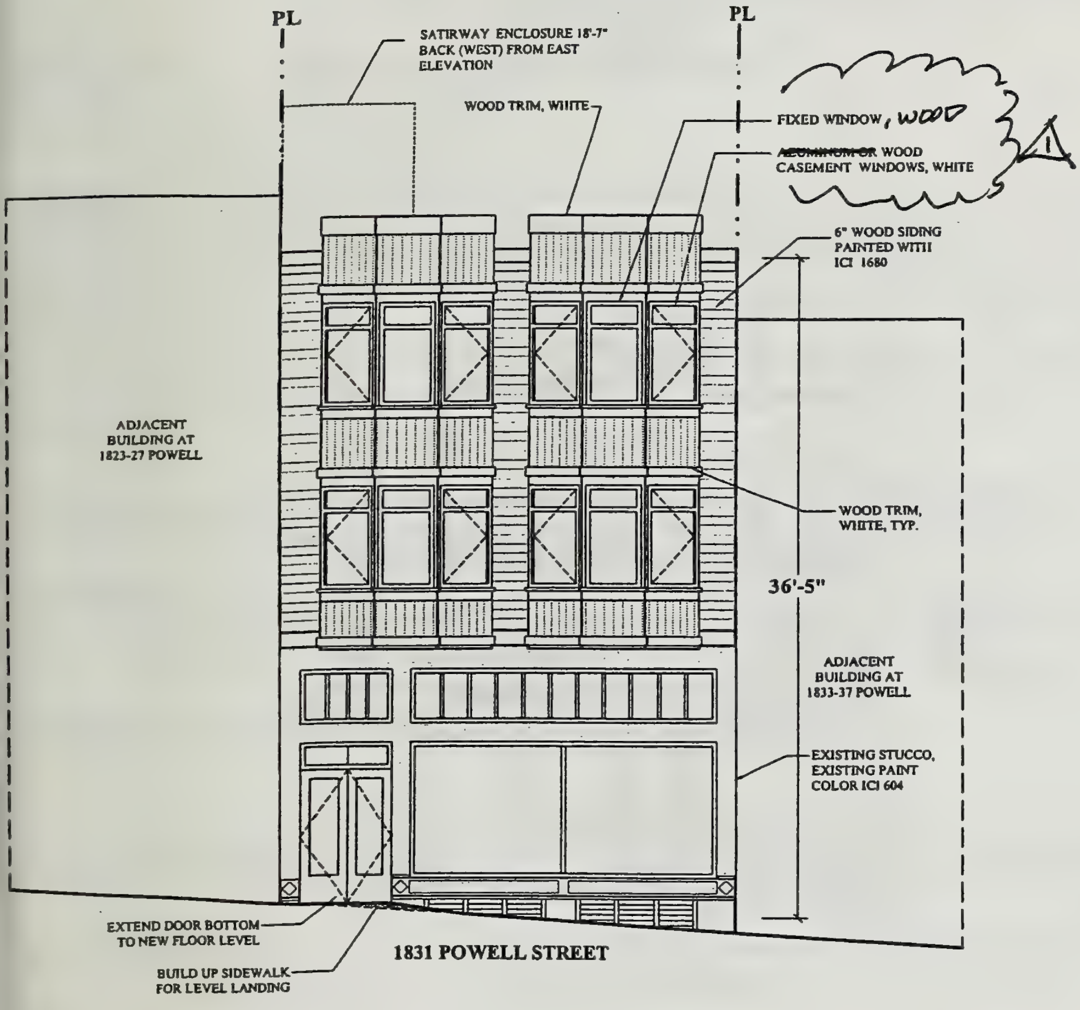
Remarks, cont'd:

CEQA Guidelines Section 15301(a) and (e), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is located in an area that is not environmentally sensitive. The proposed project would include the minor exterior and interior alterations to an existing building to provide access to the new second and third floors. The new addition to the existing structure would increase the total square footage by approximately 3,100 square feet. The project is located in a dense urban area where all public services and facilities are available, and is not environmentally sensitive. Therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project sponsor has submitted a report (*Historic Structure Report, DeMartini Cookie Company Building, 1831Powell Street, San Francisco, CA,* dated April 1, 2002, by McGrew/Architects) analyzing potential significant impacts to the historic character of the building caused by the proposed project. The project sponsor submitted revised drawings of the proposed project on October 16, 2002 (see attached). Based upon these revisions, staff determined (per memo dated July 24, 2002) that the proposed rehabilitation, preservation and minor alterations of the existing structure would be consistent with the Secretary of the Interior's Standards. Hence, this rehabilitation work would be exempt under Class 31. In addition, staff determined that the proposed addition of approximately 3,100 square feet to the existing structure, as described above, would also be consistent with the Secretary of the Interior's Standards and would be compatible with the historic character of the district in terms of size, scale, design, material, color, and texture, and would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under each of the above-cited classifications independently. For the above reasons, the proposed project is appropriately exempt from environmental review.

This Certificate of Determination of Exemption/Exclusion from Environmental Review (Certificate) supercedes the previous Certificate issued on April 30, 2002.


PL
PL
SATIRWAY ENCLOSURE 18'-7" BACK (WEST) FROM EAST ELEVATION
WOOD TRIM, WHITE
FIXED WINDOW, WOOD
~~ALUMINUM OR~~ WOOD CASEMENT WINDOWS, WHITE
1
6" WOOD SIDING PAINTED WITH ICI 1680
ADJACENT BUILDING AT 1823-27 POWELL
WOOD TRIM, WHITE, TYP.
36'-5"
ADJACENT BUILDING AT 1833-37 POWELL
EXISTING STUCCO, EXISTING PAINT COLOR ICI 604
EXTEND DOOR BOTTOM TO NEW FLOOR LEVEL
BUILD UP SIDEWALK FOR LEVEL LANDING
1831 POWELL STREET

2 / A8 EAST ELEVATION - PROPOSED

0 2' 4' 8'

SCALE: 0'-0 1/4" = 1'-0"

1831 POWELL STREET
NEW ADDITION
SAN FRANCISCO, CA

Owner:
CELIA AND MARC DE MARTINI

Architect:
WILLIAM MEYER & COMPANY
725 GREENWICH STREET #202
SAN FRANCISCO, CA 94133
phone: 415-433-8480
fax: 415-398-4660

FRONT ELEV. - EXISTING

FRONT ELEV. - PROPOSED

FOR SITE PERMIT PROCESS

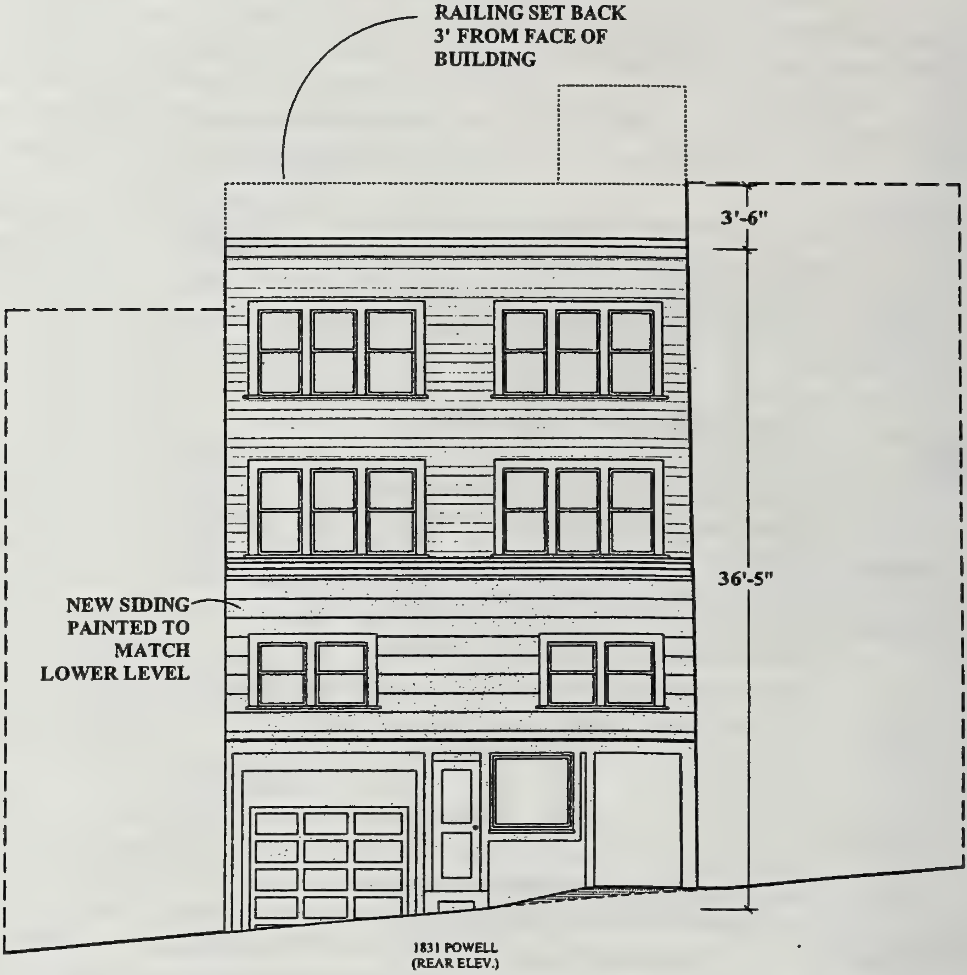
SEPTEMBER 18, 2002

1

REVISIONS
9·26·02

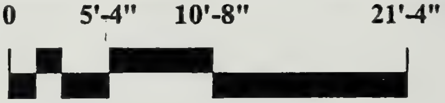
A8

PWL_A8_Elev_Front.dwg Sep 26, 2002



2
A9

WEST ELEVATION - PROPOSED - C1



SCALE: 0'-0 3/32" = 1'-0"

SEPT. 26, 2002

1831 POWELL STREET - REAR ELEV

58
59
12/02

PLANNING DEPARTMENT
City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Addition of Four Floors of Office Space
Location: 1600 Mission Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1600 Mission Street (Block 3512, Lot 001), at the corner of Mission and Otis Streets, in San Francisco. The proposed project consists of: the renovation of the existing ground-level commercial space; the construction of approximately 927 square feet (sf) of occupied new office space on the existing second level; and the construction of four additional floors containing approximately 3,559 sf of occupied office space. The proposed project would add approximately 7,340 gross sf to the site. The project site is approximately 14,248 square feet in size. The proposed three-floor addition would result in a structure approximately 77 feet in height. The proposed project site is located in a C-M (Heavy Commercial) zoning district and a 105-J height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mr. Harvey Hacker, Harvey Hacker Architects, (415-957-0579), representing the Sponsor.

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301(e), 15331 and 15332; (State Class Numbers 1, 31 and 32).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
December 12, 2002

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Mat Snyder, Southeast Quadrant
L. Fernandez/M.D.F.
Exemption/Exclusion File
Distribution List
Supervisor Daly, District 6

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REMARKS: (Continued)

The existing two-story building on the project site was built as a gas station in 1930. The structure was converted to a car rental facility in 1999, and this is its current use today. The on-site facilities include a showroom, sales and general offices, the car rental office, a car drop-off and drive-through area. The project site includes an open area for vehicle storage.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site should be evaluated as if it were an historical resource under CEQA. The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. The Department concluded that the project would not have a significant adverse affect on the structure on the project site.[1] Because the proposed project would not result in a significant impact to a historical resource, an environmental exemption may be appropriate if other applicable criteria are satisfied. The Department's findings regarding the historical resource are summarized below, followed by a discussion of categorical exemptions that were determined to apply to the project. Responses to issues raised in a letter from a member of the public regarding the proposed project are also included.

Historical Resources Analysis

The building on the project site was included in the City's 1976 Architectural Survey, and was evaluated as a part of the downtown preservation survey that was undertaken as part of the creation of the Downtown Plan and Article 11 in the early 1980s. Preservation staff reviewed the 1976 Survey Evaluation Sheet and the evaluation file from the Downtown survey . The Downtown survey file indicates that the evaluators rated the property a 36 out of a possible score of 90, indicating that is was assigned to the "C" Survey Group. *Splendid Survivors* describes those properties rated "C," Contextually Important, as buildings distinguished by their scale, materials, compositional treatment, cornice, and other features. They provide the setting for more important buildings and they add visual richness and character to the downtown area. Many C-Group buildings may be eligible for the National Register as part of historic districts.

Given the building's previous evaluations, Planning Department staff found that the project site building should be evaluated as an historic resource for the purposes of CEQA. The evaluations partially attribute the building's significance to its contribution in a larger grouping of auto-oriented low-rise buildings. The other structures included in the grouping are still present. The building also possesses a high level of integrity with most of its significant architectural features, including the thick stucco walls and columns, the decorative tile roof, and decorative tile work, remaining in tact. The massing of the building has also remained unchanged.

In a memorandum dated December 9, 2002, indicated above, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings in the following manner:

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

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[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. December 9, 2002.

The building as it is will be maintained and will neither be demolished nor will portions of it that make it architecturally interesting (i.e. the tower feature, heavy pilasters, tile roof, and thick stucco walls) be removed or altered. The proposal is to add to the building, not take anything away.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural feature or elements from other historic properties, will not be undertaken.

The addition will be modern is style and therefore distinguish itself from the original portion of the building. The addition will in no way try to give a false sense of historic development by making it seem as if it was a part of the original building.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As discussed under "Standard 2", the project does not propose removing any distinctive materials, features, finishes, and examples of craftsmanship.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

While the new addition will be much taller than the existing building, it will be built such that the distinctive massing elements of the existing building (i.e. the existing second story and tower element) will not be changed or altered. The new portion of the building would not touch these two original massing elements, leaving their proportions in tact. The addition will read as a different building without disturbing the existing building's architectural proportions and features. The new addition will serve as a backdrop to the existing portions of the building; the black wall of 1650 Mission Street serves as a backdrop now.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Because none of the distinctive features or proportion of the existing building will be altered, removing the proposed addition would return the structure to its current state.

For the reasons stated above, the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1, 31, and 32.

Class 1

CEQA Guidelines Section 15301(e), or Class 1, provides for an exemption from environmental review for the addition to existing structures provided that the addition will not result in an increase of more than 10,000 square feet and: (a) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and (b) the project area is not environmentally sensitive. The project would involve the addition of approximately 7, 340 gsf to an existing structure located in a dense urban area where all public services and facilities are available. In addition, because of the dense urban character of the site's location, the area is not environmentally sensitive.

Class 31

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The historic character of the building on site will be maintained, and the character of the building would be distinguished from the new addition. None of the distinguishing features of the existing site building would be altered, and the new addition would "read" as a different building. For these reasons, and those stated above, the proposed project meets the criteria of Class 31,

Class 32

CEQA Guidelines Section 15332, or Class 32, allows for the exemption of an-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is within a C-M (Heavy Commercial) zoning district and a 105-J height and bulk district, would comply with the Planning Code, and would be consistent with the general plan and with the zoning designation. The height of the proposed structures would be approximately 77 feet. Therefore, a shadow fan study is required by the San Francisco Planning Code, Section 295 (Prop. K). Planning Department staff conducted the shadow fan study on July 10, 2002 and determined that there is no shadow impact from the proposed project on any property subject to Section 295.[2] No variances or special authorizations would be required.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed site is within a developed commercial area of San Francisco. Thus, the proposed project would be characterized as an infill development substantially surrounded by urban uses. The project site is approximately 14,248 square feet or 0.33 acre in size.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The site is within a dense urban area and is currently developed with a two-story commercial building and the remaining portion of the lot is paved. No endangered, rare, or threatened species are known to inhabit the site, and no habitat for such species has been identified on the site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review*, the proposed renovation and addition of 4,486 square feet of office space is estimated to generate a total of approximately 20 person-trips during the P.M. peak hour, and 332 person-trips over the course of an entire day. These person-trips would be distributed among various transportation modes, including automobile, walking, bicycle, carpool, taxi, etc. Approximately eight p.m. peak hour vehicle trips would be generated by the proposed project, or an average of one auto trip every seven and one-half minutes, and would not be significant relative to the existing capacity of the surrounding street system. The change in area traffic as a result of the project would be undetectable to most residents and drivers in the area.

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[2] A copy of the shadow fan analysis is available for review at the San Francisco Planning Department by appointment, 1660 Mission Street, Case File No. 2002.0627K.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed office space would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project. Construction noise would be temporary and intermittent, and would therefore also not be considered significant.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality: Wastewater and storm water runoff from the project site would be directed to the City's combined sewer system for treatment. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or services is anticipated. Pursuant to Building Code Section 106.3.2, the project sponsor is required to provide substantial documentation that sufficient infrastructure exists to support the proposed development prior to receiving a permit from DBI. This provision would ensure that all required utilities and public services are provided for.

Robert Meyers Letter

The Planning Department received a letter from a member of the public that asserted that the proposed project should not receive a Categorical Exemption for the following reasons: a) the project is a major addition that encompasses not 4, 486 sf as described by the project sponsor but over 7,500 sf; b) that the project should provide parking spaces as required by the Planning Code; c) that the proposed project creates adverse impacts on a historical resource; and d) that the proposed project would create adverse impacts on traffic and transit, because of the proposed changes to the ingress/egress.

The proposed addition would add approximately 7,340 gsf to the existing structure on the project site. This square footage is shown on project drawings and is below the threshold requirements for a categorical exemption. Because the occupied square footage of the proposed project is less than 5,000 sf there is no parking requirement under Section 151 of the Planning Code. This categorical exemption contains a discussion of the fact that the structure on the project site is an historic resource under CEQA, and why the proposed project would not adversely affect that resource. The proposed project would change the entrance to the project site on Otis Street by moving the current entrance closer to the intersection of Otis/Mission/ and South Van Ness Streets. An existing curb cut, which is now used occasionally, would be used as the primary entrance to the site. This entrance is not in the transit lane on Otis Street, and is not expected to interfere with the slight volume of traffic that turns right onto Otis Street from South Van Ness, or left onto Otis Street from Mission Street. The proposed project meets the criteria for a categorical exemption as described above.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Addition/Alterations to Single-Family and Two-Family Dwellings
Location: 1257-1261 Lombard Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1257-1261 Lombard Street between Polk and Larkin Streets, on Assessor's Block 0501, Lot 025. The project proposal includes the following additions to the single-family dwelling located at the rear of the lot (1261 Lombard Street): the construction of a 525 square-foot vertical addition to the rear of the building (an expansion from two-stories to three-stories); and the expansion of the lower floor by 475 square-feet into the existing crawlspace area. The gross square footage of the existing single-family building would increase from approximately 1,310 square feet to approximately 2,310 square feet, an increase of approximately 1,000 square feet. In addition, the project proposal includes the following alterations to the two-family dwelling located at the front of the lot (1257-1259 Lombard Street): the excavation and expansion of the existing garage area to provide two additional off-street parking spaces for a total of three spaces. (Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: David Silverman, Rueben & Alter, LLP (415-567-9000), representing the Sponsor, Mr. Greg Campbell.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and (e), and 15331]; Class Numbers: 1 & 31.

REMARKS: The existing building located at the rear of the project site (1261 Lombard Street) is identified in the *Here Today* (pages 46-47) as a simple Italianate-style building built in approximately 1877-78. (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination: [illegible]

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
David Lindsay, Northwest Quadrant
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Description of Nature and Purpose of Project, cont'd:

The project site is within an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.

Remarks, cont'd:

Here Today, for purposes of CEQA and the determination of historic resources, is an adopted local register. Therefore, the existing rear building (1261 Lombard Street) is considered an historic structure.

CEQA Guidelines Section 15301(a) and (e), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is located in an area that is not environmentally sensitive. The proposed project would include the minor exterior and interior alterations to an existing building. A new addition to the existing rear single-family structure (the addition of a third floor) and an expansion of the first floor would increase the total square footage by approximately 1,000 square feet, which is less than 50% of the floor area of the structure prior to the addition [(Class 1(e)(1)], and is located in a dense urban area where all public services and facilities are available, and is not environmentally sensitive [Class 1(e)(2)(A)]. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed project would include the following renovations at 1261 Lombard Street: the alteration of the first floor windows to install new windows, doors and porch; the removal of the front stairs; the installation of a balcony at the second floor level; and the removal of the parapet. Also, the existing garage located on the ground level of the front structure (1257 Lombard) would be expanded to provide three off-street parking spaces. Planning Department staff reviewed the proposed project and determined (per memo dated October 4, 2002) that the proposed addition and all other alterations of the structure, except for the removal of the parapet, were consistent with the Secretary of the Interior's Standards for Rehabilitation and would not result in a significant impact on the historical resource. With regard to the removal of the parapet, Department staff determined that although the proposed parapet removal would not be consistent with the Secretary's Standards, its removal would not result in a significant impact on the historic resource. In addition, the expansion of the garage at the 1257 Lombard structure would have no effect on the historic integrity of the 1261 Lombard structure.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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/03

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM CEQA ENVIRONMENTAL REVIEW

Project Address: 351–9th Avenue, San Francisco, Richmond Branch Library, Block 1441, Lot 7

Project Description: The Department of Public Works is assisting the San Francisco Public Library to renovate, expand, and seismically upgrade the Richmond Branch Library, which is located at 351 9th Avenue, mid-block between Clement Street and Geary Boulevard on Assessor's Block 1441, Lot 7. The project would renovate the entire building and grounds and add approximately 4,000 gross square feet (gsf) to the existing 9,820-gsf building. The additional public space, staff and toilet facilities are needed to update library programs and services. The seismic work would consist of anchoring the roof to perimeter walls, adding ceiling bracing and roof diaphragm. The electrical mechanical and life safety systems would be upgraded to meet current code and library uses. Modernization improvements consist of the redesign of the floor space, upgrades of equipment and lighting, new floor finishes and paint. The library would also be improved to the accessibility standards required under the Americans with Disabilities Act. The project site is located within a P (Public Use) zoning district and a 40-X height and bulk district.

Project Sponsor: Frank Filice, San Francisco Public Works Dept., (415) 558-5994

EXEMPT STATUS:
X Statutory Exclusion [State CEQA Guidelines, Section 15301(e) and 15331]
Class Numbers: 1(d) and (e), and 31

REMARKS: (Continued on page 2).

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

January 30, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
Historic Resources Mailing List
Kaye Simonson, NE Quadrant Team
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS, continued: The Richmond Branch Library, which was built in 1914, was the first of seven branch San Francisco libraries to be built from a Carnegie grant. It was designed by Walter D. Bliss and William Faville in the Classic Revival style. The building has been assigned a National Register Status Code of 3S and as such is considered an "historical resource" for purposes of CEQA. Additionally an application has been made to designate the property as a City Landmark.

CEQA Guidelines Section 15301, or Class 1(d) and(e), provides for an exemption from environmental review for rehabilitation of deteriorated structures or mechanical equipment to meet current standards, and additions to existing structures provided that the addition would not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet (sf) whichever is less; or 10,000 sf if all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is located in an area that is not environmentally sensitive. The proposed project includes seismic repair and strengthening, accessibility improvements, and life-safety and utility upgrades. Additions to the building would total approximately 4,000 sf, which is less than 50% of the 9,820 gsf structure prior to the addition {Class 1(e)(1)], and is located in a dense urban area where all public services and facilities are available, and is not environmentally sensitive [Class 1(e)(2)(A)]. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed project would include the following renovations at 351 9th Avenue: additions on the north and south sides and the 10th Avenue façade to provide additional program space, work areas, handicap accessible restrooms, an elevator, and horizontal and vertical circulation. The addition on the 10th Avenue facade will be glass, and incorporate the existing entry portico. The additions on the sides will be separated from the existing buildings by glass connectors, and set back from the 9th Avenue facade. Handicap accessible ramps will be added on the 9th Avenue side. Alterations to the main reading room on the upper floor, a significant interior space, will be limited. The first floor will be renovated. Planning Department staff reviewed the proposed project and determined (per memo dated January 23, 2003) that the proposed addition and all other alterations of the structure are generally consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not result in a significant impact on the historical resource.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review. This Categorical Exemption supercedes the one issued on January 23, 2003.

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03

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Seismic/Accessibility Upgrades and Basement Conversion of Gates Hotel
Location: 140 Ellis Street
City and County: San Francisco

Description of Nature and Purpose of Project: The 13,724-square-foot (sf) project site is located at 140 Ellis Street between Cyril Magnum and Powell Streets, on Assessor's Block 0326, Lot 023. The existing building on the project site is a 63,450-sf, five-story, unreinforced masonry building with a hotel (Gates Hotel) on the top four floors and 10,000 sf of retail space and hotel lobby on the ground floor. The project proposal includes the following components: structural strengthening of the existing unreinforced masonry building; accessibility upgrades including elevator replacement, and the addition of accessible bathrooms and guest rooms; conversion of the 8,500 sf basement from storage to retail; addition of one off-street loading space at Cyril Magnin Street; and alteration of the exterior façade. The existing hotel has 144 rooms with 77 residential rooms, 66 tourist rooms, and a manager's office room. The proposed project would reduce the total number of hotel rooms to 142 rooms. The project site is within a C-3-G (Downtown General Commercial) zoning district and an 80-130-F height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Henry Kwong, KK Architects, (415) 487-6901

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a), 15303, and 15331]; Class Numbers: 1, 3 & 31.

REMARKS: (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination: ____________

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

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Mark Luellen, Northeast Quadrant
Historic Resources Mailing List
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS, cont'd:

The five-story, unreinforced masonry building at 140 Ellis Street was constructed in 1908. The building is rated as a Category V (Unrated) Building within the Kearny-Market-Mason-Sutter Conservation District under Article 11, is in the City's Unreinforced Masonry Building Survey, and is rated a "D" (Minor Importance) by Heritage. The building has been stripped of its classical ornamented base, shaft, and capital composition. The existing exterior contains art moderne features that most likely date from circa 1940.[1]

CEQA Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for minor alteration of existing structures, facilities, and mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would include seismic retrofit and accessibility upgrades of the existing building. The accessibility upgrades include replacing the elevator, and adding accessible guest rooms and bathrooms. As a result of these renovations, the total number of hotel rooms would be reduced from 144 to 142. The project also includes new window openings on floors 2 through 5, of the Cyril Magnin Street elevation, and the addition of new ground floor door openings on the Cyril Magnin and Ellis Streets facades. A new limestone cornice and limestone paneling would be added to the Ellis Street façade, and one off-street loading space would be added to the building on Cyril Magnin Street. The proposed interior and exterior alterations would not expand the existing use of the site. Therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15303, or Class 3, consists of new construction or conversion of small structures. In urbanized areas, the exemption applies to up to 10,000 square feet (sf) in floor area on sites zoned for such use, where only minor modifications are made to the exterior of the structure. The proposed project involves the conversion of approximately 8,500 sf of existing space on the basement level from storage to retail use. Minor changes would be made to the Ellis and Cyril Magnin Streets façade of the building. Exterior panels, a new canopy, and paneling would be installed on the west side of the building on Cyril Magnin Street, and limestone paneling and signage would be installed on Ellis Street side. The proposed conversion would not involve significant amounts of hazardous substances, and would be in a dense urban area where all public services and facilities are available, and is not located in an environmentally sensitive area. Therefore, the proposed project would be exempt under Class 3.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Planning Department staff reviewed the proposed project and determined that while the individual building on the project site is unrated, the Kearny-Market-Mason-Sutter Conservation District is an historic resource. The proposed project was evaluated against the Secretary of Interior's Standards for Rehabilitation for potential impacts to the building as well as to the district as a whole, and was found to be consistent with those standards.[2] The character defining features that make the structure part of the Kearny-Market-Mason-Sutter Conservation District would not be affected by the proposed modifications to the building. The construction of new windows on the upper stories of the Cyril Magnin Street elevations would have minimal impact on that façade, and the proposed alterations to window openings and the addition of ground floor door openings on the Cyril Magnin and Ellis Street facades are reversible. In addition, the conversion of the basement level to retail use would require minimal alterations to the building's Ellis Street façade. Therefore, the proposed project would be exempt under Class 31.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Craig Nikitas. San Francisco Planning Department. February 6, 2003.

[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: **2003.0168E: Zoning Map Amendment Ordinance for Dogpatch Historic District**
Location: See attached map and Block/Lot numbers
City and County: **San Francisco**

Description of Nature and Purpose of Project: The Board of Supervisors-proposed ordinance would amend the San Francisco Zoning Map to indicate the location and boundaries of the Dogpatch Historic District. The ordinance is companion legislation to the ordinance (Board of Supervisors File No. 020972) to amend Article 10 of the Planning Code by adding Appendix L designating the district and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan. The location and boundaries of the Dogpatch Historic District are generally found between Minnesota, Tennessee and Third Streets, odd and even addresses, from Mariposa Street to Tubbs Street (see attached map and Block/Lot numbers). The proposed Zoning Map amendment (Board of Supervisors File No. 030203) is illustrated in the attached map.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
San Francisco Board of Supervisors Telephone: (415) 554-7670

EXEMPT STATUS:

X Non-project Exemption (State Statute 21065, State Guidelines Section 15378)

REMARKS: Legislation proposing non-physical actions, such as amendment of a Zoning Map to illustrate a boundary for an Historic District, would in itself have no possibility of a physical environmental effect. Without such an effect, the proposed ordinance does not meet the CEQA definition of a project, and therefore would not be subject to environmental review.

The companion legislation (Board of Supervisors File No. 020972) to amend Article 10 of the Planning Code with Appendix L, designating the Dogpatch Historic District, was determined to be exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308. A certificate of exemption was issued on November 12, 2002.

For the above reasons, it can be seen with certainty that the proposed ordinance would not have a physical effect on the environment and is therefore exempt from further environmental review.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:
2/27/03

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Board of Supervisors
O. Chavez/Bulletin Board, L. Fernandez/M.D.F./Exemption/Exclusion File
Winslow Hastie/Jeffrey Tully

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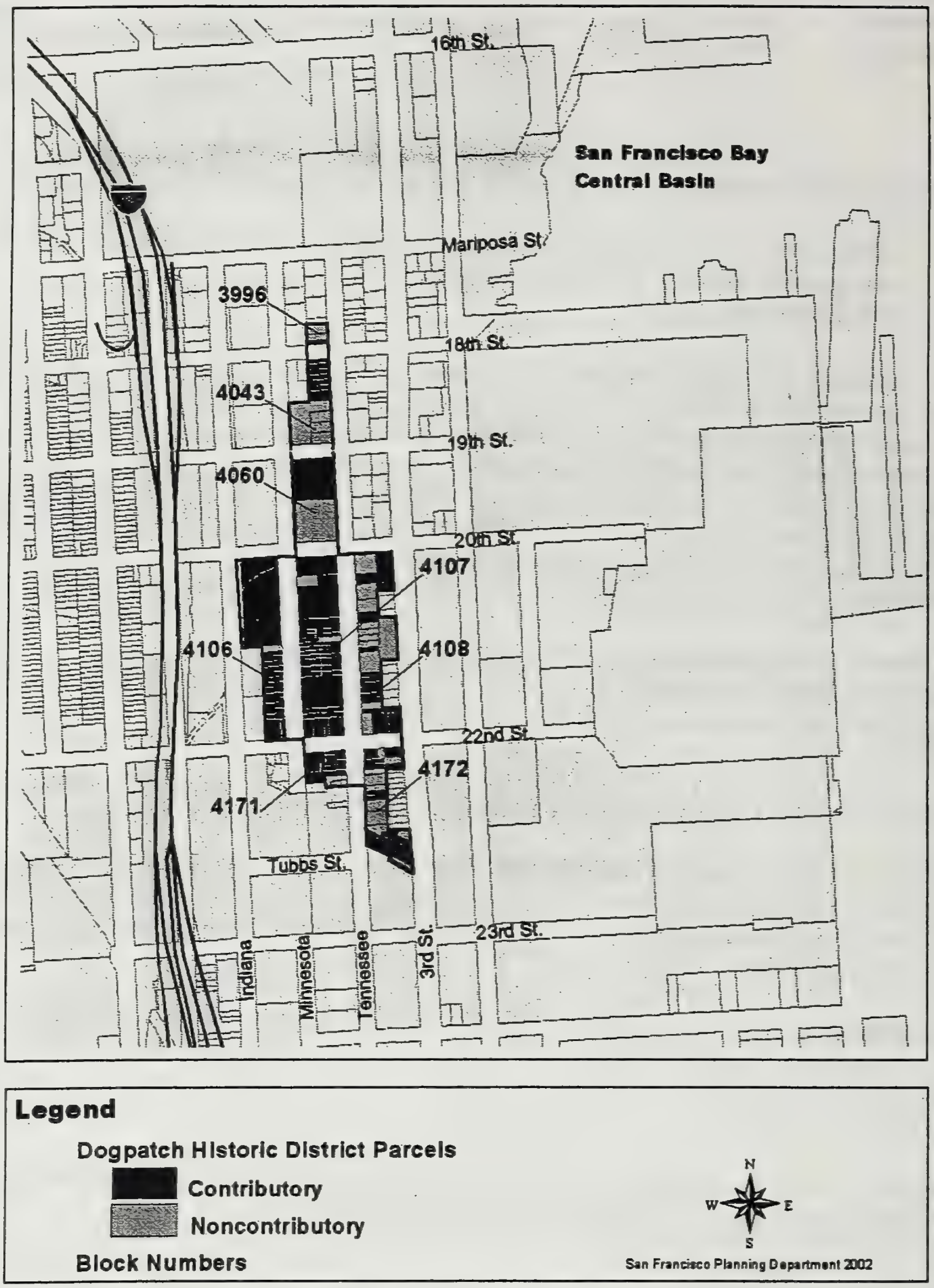
Proposed Dogpatch Historic District



Blocks	Lots
3996	004-007
4043	001-005, 005A, 006, 011B, 014, 015, 016
4060	001, 004, 006-063
4106	001A, 002-005, 005A, 006-009, 009A, 010-015
4107	001B, 002A, 002B, 002C, 002E, 002F, 002G, 002H, 002I, 002J, 002K, 002L, 002M, 002N, 003-023, 026-057
4108	001, 003A, 003C, 003D, 003E, 003G, 003H, 003O, 003P, 004, 005, 006, 008-014, 014A, 015, 017-021
4171	001-007, 014, 015, 017
4172	001, 002, 003, 015, 016, 018, 018A, 019, 020, 021, 025, 027, 028, 029, 032, 034, 034A, 034B, 035, 036, 041, 044-053

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	Addition of a Two Car Garage
Location:	79-81 Scott Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the addition of a two-car garage to be constructed between the existing building and front property line. The existing building is a two-story, two-unit residential building that is historically rated in *Here Today*. The project site at 79-81 Scott Street (Assessor's Block 1260, Lot 004) is approximately 2,906 square feet in size and located about mid-block on the western side of Scott Street on the block bounded by Scott, Waller, Castro, and Lloyd Streets in the Upper Market neighborhood. The project site is zoned RH-3 (Residential, House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Colin C. Quesnell, Structural Engineer, phone: (415) 431-7380

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
3/12/03

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Colin C. Quesnell, project sponsor
Kaye Simonson, NW quadrant
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Preservation List

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REMARKS (continued from previous page):

The proposed project would involve the addition of a one-story, two-car garage to be constructed between the existing building, which is setback 20 feet, and the front property line. The proposed project would also include a patio on top of the proposed garage. There would be no other change to the existing building.

The existing building at 79-81 Scott Street is a two-story, two-unit residential building that is listed in *Here Today* (#293), a cultural resource survey and subsequent book of historic resources in San Francisco. Also, the building was surveyed between 1974 and 1976 as part of City-sponsored citywide inventory of architecturally significant buildings. The inventory assessed the architectural significance of 10,000 surveyed structures from the standpoint of overall design and particular design features. Both contemporary and older buildings were included and each building was numerically rated according to its overall architectural significance. The ratings ranged from a low of "0" to a high of "5." Factors considered included architectural significance, urban design context, and overall environmental significance. The existing building was assigned a rating of "5," the highest rating.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated February 24, 2003, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse affect on the historic resource.[1] This determination was based on the fact that the immediately adjacent properties have similar garage additions and that the proposed garage has been designed to be compatible with the form, scale, and detailing of the historic house. Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 3.

CEQA State Guidelines Section 15303(e), or Class 3(e), provides an exemption from environmental review for the construction of an accessory structure including garages, carports, patios, and fences. The proposed project would result in the construction of an attached garage and would therefore be exempt under Class 3(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. February 10, 2003.

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6
59
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Restoration and Conservation of Portals of the Past in Golden Gate Park

Location: Golden Gate Park

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the restoration and conservation of Portals of the Past, a monument in Golden Gate Park located on the shores of Lloyd Lake off of John. F Kennedy Drive. The proposal includes structural and foundation repair by constructing a new concrete wall, footing, and beam on the rear of the structure; replacing a missing column with matching material, color, design, and texture of the existing column; and treating the surfaces for stabilization and protection. The project site is zoned P (Public Use) and is within an OS (Open Space) height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Debra Lehane, San Francisco Arts Commission, Phone: (415) 252-2593

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15331]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

April 9, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Debra Lehane, San Francisco Arts Commission
Kaye Simonson, Planning Department – NW Quadrant
Sue Hestor, Attorney at Law
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
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REMARKS (continued from previous page):

The proposed project would involve disassembling the historical doorway next to Lloyd Lake in Golden Gate Park, known historically as "Portals of the Past," constructing a supporting framework to tie the parts together, replacing the missing column, and treating surfaces for stabilization and protection. Portals of the Past was once the entrance to a private residence originally located at California and Taylor Streets. After the 1906 earthquake, the portion of the residence was donated to Golden Gate Park as a memorial of the earthquake.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing monument in Golden Gate Park was an historical resource as defined by the California Environmental Quality Act (CEQA). Furthermore, it was found that its setting, Lloyd Lake, in Golden Gate Park, and Golden Gate Park itself are contributing sites and also considered historical resources under CEQA. The Department then assessed whether the proposed project would result in a substantial adverse change to these historical resources. In a memorandum dated March 20, 2003, Planning Department staff reviewed the proposed project and determined that the project would not have a significant adverse affect on the historic resources or on the integrity of Golden Park as a whole.[1] The memorandum stated the proposed project should be finished in a manner that is compatible with the existing structure and that the replacement columns should match the material, design, color, and textures of the existing columns. The project sponsor has indicated that the proposed project would meet these conditions. Therefore, the proposed project is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and more specifically, the *Interior Standards for Restoration.* Because the proposed project would be consistent with the *Secretary of the Interior's Standards* and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Kaye Simonson, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. March 20, 2003.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition of a Two-Story, Two-Family Dwelling and Construction of a Four-Story Mixed-Use Residential Building

Location: 3953 24th Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story, two-family family, 1,200-gross-square-feet (gsf) residential building and construction of a six-unit, senior affordable mixed-use residential building approximately 8,900 gsf. The proposed project would include 3,200 gsf of commercial use on the ground floor and would not provide any off-street parking spaces. The project site at 3953 24th Street (Assessor's Block 6508, Lot 032) is approximately 2,901 square feet in size and located about mid-block on the southern side of 24th Street on the block bounded by 24th, Sanchez, Jersey, and Noe Streets in the Noe Valley neighborhood. The project site is zoned 24th Street-Noe Valley Neighborhood Commercial and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Lucian R. Blazej, phone: (415) 695-1111

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

May 2, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
Lucian R. Blazej, Project Sponsor
Dan Sirois, Planning Department – SE Quadrant
Sue Hestor, Attorney at Law
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Exemption / Exclusion File

REMARKS (continued from previous page):
The proposed project would involve the demolition of an existing two-story, two-family residential building and construction of a six-unit, senior affordable mixed-use residential building. The total gross square footage of the building would 8,900, with 3,200 gsf for the ground floor commercial use and 5,700 gsf for the residential use. The total height of the building would approximately 40 feet and would be four stories tall. The proposed project would not provide any off-street parking spaces.

The proposed project would require Conditional Use authorization by the Planning Commission pursuant to Planning Code Sections:

- 161(j) – Reduction in required off-street parking in Neighborhood Commercial Districts
- 207.4(b) – Additional density for senior housing
- 728.21 – Commercial space larger than 2,499 square feet
- 728.39 – Demolition of housing at the second level

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date of 1900 (pre-1906 earthquake and fire). In a memorandum dated March 26, 2003, Planning Department staff reviewed the proposed project and determined that the existing residential structure at 3953 24th Street is not considered an historic resource for the purposes of CEQA evaluation.[1] This determination was based on the major alterations over time and little architectural integrity.

The existing building's façade is not the original and major physical exterior changes were made over the years. The existing building currently has a very plain, partially low cornice not wide enough to completely conceal the low-pitched roof behind. Presumably in the 1920's, the cornice was greatly modified and all evidences characteristic of the Italianate style architecture such as the decorative brackets on the cornice, elaborate window crowns and frames, and pediment designed from entry, removed entirely from the dwelling.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-story, two-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story mixed-use residential structure with six (6) senior affordable dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of six residential dwelling units is exempt from environmental review under Class 3(b).

Section 15303(c), or Class 3(c), provides an exemption for new construction and location of up to four new commercial buildings in urbanized areas, provided the new development does not involve the use of significant amounts of hazardous substances, does not exceed 10,000 square feet in floor area, is located on a site zoned for such use where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed 3,200-gsf groundfloor commercial use would not involve significant amounts of hazardous substances and would not exceed 10,000 square feet in floor area. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed retail use would be exempt under Class 3(c).

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. March 26, 2003.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2002.0929E
Location:	948 and 950 Lombard Street (AKA 841 Chestnut Street)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the relocation of the rear dwelling unit at 948-950 Lombard Street approximately 11 feet north and 10 feet east of the original location, excavation and construction of a new garage into the hillside on the Chestnut Street frontage, removal of the non-original addition on the south elevation of the house and alterations to that elevation, and other minor alterations such as window replacement and a new terrace and railings. The existing building at 950 Lombard Street, the rear dwelling, is historically rated in *Here Today*. The project site at 948-950 Lombard Street (Assessor's Block 0067, Lots 010 and 017) is approximately 9,480 square feet and located about mid-block on the block bounded by Lombard, Jones, Chestnut, and Leavenworth Streets in the Russian Hill neighborhood. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: John C. Walker, phone: (415) 431-7380

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301, 15303, and 15331]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
May 7, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
John C. Walker, project sponsor
Mark Luellen, NE quadrant
Penelope Clark, Russian Hill Neighbors
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

948-950 Lombard Street is an approximately 9,480 square foot site comprising two lots, which originally were a single lot, with frontage on Lombard and Chestnut Streets in the Russian Hill neighborhood. The project site contains two residences: (1) 948 Lombard Street - a small one-story cottage on Lot 10 of Assessor's Block 0067 facing Lombard Street, and (2) 950 Lombard Street (AKA 841 Chestnut Street) a larger two-story, single-family dwelling on Lot 17 facing Chestnut Street.

The proposed project involves relocating the existing single-family dwelling at 950 Lombard Street approximately 11 feet north and 10 feet east, a new curb cut, and excavating and constructing a new garage into the hillside on the Chestnut Street frontage. Furthermore, the proposed project would involve the following alterations to the existing building at 950 Lombard Street:

North Elevation
- Existing 1st story porch and egress would be altered with new steps to be accessed from the north
- Large wooden casement window would be removed and replaced with French doors
- New two-car garage at Chestnut Street with entrance gallery and planters
- New terrace and railing visible from the street

South Elevation
- The existing non-original second floor addition would be removed and this elevation would be completely altered by remodeling the existing interior kitchen, bedrooms, bathrooms, and other rooms such as exercise and dressing rooms.

East Elevation
- New terrace on the roof of the new stucco surfaced basement with lower terrace level that would be constructed
- New wooden railings along the entire eastern edge of the terrace

West Elevation
- Existing windows removed on 1st and 2nd story and new ones added on both floors

Overall, the proposed project would increase the square footage of the single-family home at 950 Lombard Street from 3,398 sq. ft. to 6,693 sq. ft., an increase of approximately 3,295 sq. ft.

The existing building at 950 Lombard Street is listed in *Here Today* (#279), a cultural resource survey and subsequent book of historic resources in San Francisco. *Here Today* identified this building as "an interesting shingle residence" designed by Willis Polk in 1908, while he headed up the San Francisco office of D.H. Burnham & Co. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the buildings located on the project site and the site itself (Lots 10 and 17 of Assessor's Block 0067) are historical resources as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resources. In a memorandum dated March 26, 2003, Planning Department staff reviewed the proposed project and determined that it would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* below and that the project would not have a significant adverse affect on the historic resource.[1] This determination was based on the fact that the proposed alterations are designed in such a way that the character-defining features of 950 Lombard Street would not be obscured, damaged, or destroyed. Its shingled exterior and Bay Area Tradition stylistic devices characterize the house. The proposed alteration would preserve the significant historic materials and features of the residence by constructing the new addition so that its size and scale are in relation to the historic. The proposed addition would be placed primarily to the rear (south) and west sides of the buildings so that the new work would not result in a radical change to the form and character of the historic building. Furthermore, it would found that moving the existing building as proposed would not significantly affect the existing building's or the project site's historical resources.

Specifically, the proposed project is consistent with the following *Secretary of the Interior's Standards*:

- Standard No. 2 – the addition would not significantly alter the original distinguishing qualities of the residences including its form, materials, fenestration, and stylistic elements.
- Standard No. 3 – the proposed project is clearly distinguishable from the original building and through varied massing, roof patterns and siding materials would leave a clear indication of what the property originally looked like.
- Standard No. 9 – the proposed project is compatible in size, scale, and character of the property. The addition/alteration has been designed in a manner that provides differentiation in the material, scale, and detailing so the new work does not appear to be part of the historic building.
- Standard No. 10 – the proposed project would result in minimum damage to the historic building fabric. The addition is designed in such a way that it could be removed without impairing the building's integrity of environment.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet and (A) the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the *General Plan* and (B) the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the existing single-family home at 950 Lombard Street (AKA 841 Chestnut Street). The addition would not exceed 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA State Guidelines Section 15303(e), or Class 3(e), provides an exemption from environmental review for the construction of an accessory structure including garages, carports, patios, and fences. The proposed project would result in the construction of an attached garage, which would be exempt under Class 3(e). The staff memorandum cited above concluded that, in addition to the alterations at 950 Lombard Street being consistent with the *Secretary of the Interior's Standards*, the new construction of the accessory garage would also not have an adverse impact on the historic resource.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and*

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. March 26, 2003.

Reconstructing Historic Buildings. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

A Geotechnical Investigation Report[2] was prepared for the proposed work, specifically the proposed excavation for the new garage. The geotechnical investigation report found the site suitable for development providing that the recommendations included in the report were incorporated into the design and construction of the proposed development. The project sponsor has agreed to follow the recommendations of the geotechnical investigation report in constructing the proposed project.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Kleinfelder, Inc., *Geotechnical Investigation, Proposed Residential Alteration, San Francisco, California*. February 27, 2001.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0414E

Location: 1815 Baker Street (Assessor's Block 1023, Lot 004)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the addition of a third floor to an existing two-story building, and conversion of the building into two legal units. The units would consist of the main residence on the existing main floor and the proposed third floor addition, and a rental unit on the garage floor level. The addition of the third floor would be set approximately 14 feet from the front façade. The top of the parapet of the addition would be approximately 7 feet 3 inches higher than the existing parapet. The new roof would include a peak skylight, and solar panels are proposed. The siding for the front and rear of the building would be redwood, similar to the existing siding on the front of the building. The roof would be flat and surrounded with a parapet. The existing building at 1815 Baker Street is listed in *Here Today*, as such is considered an historical resource under the California Environmental Quality Act (CEQA). The project site (Assessor's Block 1023, Lot 4) is approximately 2,652 square feet (sf) and located about mid-block on the block bounded by Sacramento, Baker, California, and Lyon Streets. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joseph A. Lasky, (415) 441-5882

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(2) and 15331]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

May 20, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Joseph A. Laskey, Project Sponsor
Sue Hestor, Attorney at Law
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L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

The existing building at 1815 Baker Street is listed in *Here Today*, a cultural resource survey and subsequent book of historic resources in San Francisco. *Here Today* described "the row five identical one-story wood Italianate-Mansarded cottages at 1805 through 1817 Baker Street...constructed in 1882 by builder William F. Lewis and typical of tract housing of the time.[1] These residences all had a flattened Mansard roof, which was unusual in houses of this size. The buildings described in Here Today were surveyed in the 1976 citywide survey conducted by the San Francisco Planning Department. This survey inventoried approximately 146,000 structures, and rated them for visual or architectural appeal. Approximately 10,000 of these structures were given ratings ranging from a low of "0" to a high of "5." The building on the project site received a rating of "4." In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resources. In a memorandum dated May 7, 2003, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[2] This determination was based on the fact that the proposed alterations are designed in such a way that the character-defining features of 950 Lombard Street would be retained consistent with Standards #2 and #5; and that the proposed work would be differentiated from the existing building, and if removed, would leave the form and integrity of the historic property and its environment unimpaired (Standards #9 and #10). All of the buildings from 1805 to 1817 Baker Street are one-story over a garage. Character-defining features include the front bay window and mansarded parapet. The proposed alteration would preserve the significant historic materials and features of the residence by constructing the new addition so that its size and scale are subordinate to the historic structure, and is setback sufficiently to minimize its visibility. The proposed solar panels are mostly below the parapet line and would therefore not affect the building's character-defining features.

Specifically, the proposed project is consistent with the following *Secretary of the Interior's Standards*:

- Standard No. 2 – the addition would not significantly alter the original distinguishing qualities of the residences including its form, materials, fenestration, and stylistic elements.
- Standard No. 5 – the proposed project preserves the distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property.
- Standard No. 9 – the proposed project is compatible in size, scale, and character of the property. The addition/alteration has been designed in a manner that provides differentiation in the material, scale, and detailing so the new work does not appear to be part of the historic building.
- Standard No. 10 – the proposed project would result in minimum damage to the historic building fabric. The addition is designed in such a way that it could be removed without impairing the building's integrity of environment.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet and (A) the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the *General Plan* and (B) the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the existing single-family home at 1815 Baker Street. The addition would not exceed 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

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[1] Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T.H. Watkins. Chronicle Books. 1968.

[2] Memorandum from Kaye Simonson, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 7, 2003.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2002.1010E: 1300 Polk Street, Demolition of an existing two-story commercial building and construction of a four-story church building

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Location: 1300 Polk Street, northeast corner at Bush Street

City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1300 Polk Street, on Assessor's Block 0668, Lots 004A & 004B, in the Lower Nob Hill, Polk Gulch corridor. The approximately 4,790-square-foot (sf) site is located at the northeast corner of Polk Street at Bush Street. The proposed project involves demolition of an existing vacant two-story 4,500-gross-square-foot (gsf) commercial building, with another 4,500 gsf basement, which is occupied by a mortgage company, bar, and vacant storefront, and the construction of an approximately 50-foot high church building with steeple at the corner. The proposed building would contain approximately 11,970 gsf, in the basement storage, lobby level, mezzanine, and the approximately 40-foot high sanctuary floors. No parking exists on site and none is proposed with the project; the proposed 161-seat sanctuary would not trigger off-street parking requirements. Pedestrian access to the project would be located on Polk Street. The site is within the Polk Street NCD (Neighborhood Commercial District) zoning district and a 65-A height and bulk district. The project would require conditional use authorization for use size and church use above the ground floor.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Project sponsor: Ken Tipton

EXEMPT STATUS:

X Categorical Exemption [State Guidelines, Sections 15301, 15332]
X General Rule Exclusion [State Guidelines, Section 15061 (b) (3)]

REMARKS: (See reverse side)

Contact Person: Leigh Kienker — Telephone: 558-5970

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

May 23, 2003

Paul Maltzer
Environmental Review Officer

cc: Mark Luellen
Project Sponsor
San Francisco Planning Commission
Bulletin Board/MDF/Exemption/Exclusion File

CEQA State Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for the demolition of existing structures, including demolition in urban areas of up to three commercial structures with an occupant load of 30 persons or less. The existing structure is a single commercial structure of three units meeting these criteria. As no historical resources would be demolished, which is discussed further below, the proposed demolition as part of the project would be exempt under Class 1.

CEQA State Guidelines Section 15332, or Class 32, In-Fill Development Projects, allows for the exemption of an in-fill development meeting various conditions, described below:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Polk Street NCD (Neighborhood Commercial District) zoning district and a 65-A height and bulk district. The proposed church use would be consistent with institutional uses allowed in the Polk NCD district. The proposed 11,970 gross-square-foot (gsf) building would require Conditional Use approval for a use size in excess of 3,000 gsf and non-residential use above the first floor, as would other non-residential projects. At a proposed 50 feet in height, the project would, with the exception of the steeple, comply with the 65-foot height limit and with the "A" bulk district designation, where bulk restrictions apply above a height of 40 feet. The bulk limitation above 40 feet is 110 feet in length and 125 feet in diagonal dimension. The spire is exempt from the building height measurement per code section 260(b)(D). The project site is adjacent to Subarea 1 of the Van Ness Avenue Area Plan. The project does not conflict with the policies of the plan area.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site, on Polk Street on the northeast corner at Bush Street, is within a developed area of San Francisco consisting of primarily mixed residential/commercial neighborhood-serving uses, characterized by ground-floor floor retail, with some larger institutional and commercial/office structures. The proposed project can be characterized as infill development substantially surrounded by residential and mixed-use buildings in an urban setting. The site size is 4,500 square feet, or 0.11 acres.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is improved with a commercial building with 100 percent lot coverage, and is surrounded by existing buildings and one light and air easement at the block interior. The project site has no habitat value for endangered, rare or threatened species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

The size of the present church congregation ranges between 30 and 60 attendees for 11:00 a.m. Sunday worship services. The proposed church is designed with a flexible seating plan which can expand to accommodate up to 161-seats in the Fellowship Hall. Should church attendance grow the congregation plans to add earlier Sunday services. For the purposes of analyzing transportation demand, the maximum 161-seat figure will be used, however actual transportation demand is expected to be considerably less.

The site is very well served by public transportation. During the week eight MUNI lines are available to serve limited evening meeting activities at the proposed church. Regular activities anticipated for the church facility include meetings for church staff and fellowship, and staffing activities on site for crisis hotline and homeless support/food preparation. Other occasional community activities anticipated on site in the future include support group, union, and community organization meetings, and theatrical and musical performances. Regular evening activities would attract 5-20 persons, while occasional performances or meetings may range in attendance from 4-80 persons. This transportation demand would not pose a discernible permanent impact upon public transportation services and the impacts would be considered less-than-significant.

A church-sponsored survey of congregation members showed one vehicle arriving for Sunday worship for every three people there.[1] Based on a worst-case scenario of maximum attendance, this ratio would result in some 53 automobiles arriving to the site area, with other attendees distributed among other modes of travel, including carpooling, MUNI, and walking. Were fully half of attendees to take MUNI, these 81 riders would further be distributed among the six MUNI lines that operate on Sunday, at headways averaging 10-11 minutes. As these riders would additionally be distributed across one or two coaches for any line, this would result in approximately 6-10 riders per coach. At the non-peak Sunday morning hour, MUNI would be expected to have existing capacity to accommodate this additional increment of ridership for unusual full-attendance events at the church.

Although the church would not provide parking at the site, and is not required to provide parking, as the Fellowship Hall does not exceed the 200-seat threshold, there are several parking garages within one block of the proposed church. Additionally, these garages should have capacity to accommodate vehicles at the non-peak Sunday morning hour.

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[1] Ken Tipton, project sponsor, facsimile correspondence, May 19, 2003.

Although the changes in traffic immediately adjacent to the project would be noticeable, they would not create a significant reduction in traffic flow in the area beyond what increased traffic flow is expected for the Van Ness area, and no significant adverse transportation impacts area expected. Even in the case of capacity events at the proposed church, the existing transportation and circulation system would not be seriously affected. Therefore proposed project transportation impacts would be less-than-significant.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The San Francisco Noise Ordinance, Article 29 of the San Francisco Police Code, regulates mechanical equipment used by the proposed building, noise from church operations, and construction noise. Compliance with Section 2909 of this ordinance would limit noise from building operations and substantial increases in the ambient noise level due to building equipment noise or operational noise would not be anticipated.

The proposed demolition and construction could generate noise, and possibly vibration that may be considered an annoyance by occupants of nearby properties. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and the presence or absence of barriers. The San Francisco Noise Ordinance requires that noise levels of construction equipment other than impact tools not exceed 80 decibels at a distance of 100 feet from the source. Impact tools (jackhammers, pile drivers, impact wrenches,) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the ordinance prohibits construction between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient level by five decibels at the property line, unless the Director of Public Works authorizes a special permit. Because construction noise is regulated and is temporary and intermittent, it would not be expected to result in a significant impact. Compliance with Section 2908 and 2909 of the San Francisco Noise Ordinance would limit noise from building operations and construction, thus noise impacts would be less-than-significant.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum sized projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The threshold for project size for the most comparable use to that proposed, retail, is at minimum some 24,000 gsf, or approximately twice the size of the proposed project. The proposed project is well below this threshold. Therefore, no significant air quality impacts would be generated by vehicle emissions or stationary sources of pollution related to the proposed project.

Demolition and construction activities would temporarily raise dust levels in the area, but the project sponsor would require the contractor to spray the site with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period. Compliance with these requirements would result in project construction air quality impacts that would be less-than-significant.

Water Quality

The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Furthermore, the proposed project would require minimal excavation for replacement of the basement to 12 feet below ground surface (bgs). Groundwater levels at the site are encountered at 19 feet bgs. Thus, the project would not result in significant effects related to water quality.

Historical Resources

Demolition

Pursuant to the requirements of the *CEQA State Guidelines Sections 15300.2* and *15064.5*, the proposed project would not remove a structure that is listed or appears eligible for listing in the California Register of Historical Resources, nor is listed in a local register of historical resources such as Article 10 or 11 of the San Francisco Planning Code. A 1989 survey of unreinforced masonry buildings in San Francisco identified the structure as important in establishing or maintaining the Lower Nob Hill retail district's character.[2] While the existing structure is characteristic of a disappearing type of commercial architecture, the building would not appear to qualify for the California Register of Historical Resources, either individually or as a contributor to a potential historic district, given the information available. The building retains integrity but does not merit distinction through design or association. Additionally, approximately two-thirds of the building stock from the post-earthquake reconstruction period (1906-1924) in the vicinity of 1300 Polk has undergone significant alteration, thus impairing any potential district to which the structure might contribute. Since the structure is not part of an eligible or potentially eligible historic district, and because the structure does not appear to qualify as an historical resource individually, the loss of the structure does not appear to be significant.

---

[2] Planning Staff memorandum, May 5, 2003.

New Construction

The project would not impair the structures contributing to the General Plan designated Van Ness Corridor district, upgradient one block from the subject site. The project would not obviously or demonstrably adversely impact the neighboring structure at 1350 Bush Street, a structure of local importance. The new structure would incorporate some overall horizontal character at street level,[3] representative of the type of building it would replace.

Because the building would not demolish an historical resource, nor would the project adversely impact other historical resources or historic districts, project impacts on historical resources are considered less-than-significant.

(e) *The site can be adequately served by all required utilities and public services.*

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment. As previously discussed, the proposed project would have no significant environmental effects related to land use, traffic, noise, air quality, water quality, biological resources, historical resources, or utilities and services. Federal, state, and local laws regulate the removal and disposal of asbestos and lead, which may be present in the existing structure to be demolished as part of the project. The project would essentially replace the existing basement; therefore the project would not entail significant excavation that could disturb cultural resources. It can be seen with certainty that the project would have no significant environmental effects related to visual quality, population, geology, energy/natural resources, hazardous materials, and cultural resources.

The proposed project is an infill development that would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from further environmental review.

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[3] Lerner & Associates, *Historic Resource Evaluation Report, 1300-1312 Polk Street, San Francisco, California*, March 12, 2003, 5; Charles Chase, San Francisco Architectural Heritage, letter, May 17, 2002.

=City

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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8
9
29/03

=CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Resolution Approving a Cooperative Agreement

Location: South of Market Area

City and County: San Francisco

Description of Nature and Purpose of Project: The action is a Board of Supervisors resolution approving a Cooperative Agreement ("Agreement") between the City, the Transbay Joint Powers Authority ("TJPA") and the State Department of Transportation ("Caltrans"). The TJPA and Caltrans will also approve the Agreement in individual actions and this Certificate is applicable to those actions. The Agreement sets forth a schedule and preconditions for the transfer of state-owned real property to the City and the TJPA needed for potential development of a new Transbay Terminal building at 2nd and Mission Streets. Until the preconditions are met, no transfers can occur and all parties to the Agreement retain discretion to reject or change the underlying project to develop the Terminal. Preconditions include issuance of a federal Record of Decision on the combined Environmental Impact Statement and Environmental Impact Report ("EIS/EIR") for the underlying development project, and maintenance of existing conditions (parking lots) until subsequent development projects are approved.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors resolution sponsored by Supervisor Daly, Transbay Joint Powers Authority resolution, and the State Department of Transportation by execution of the Agreement.

EXEMPT STATUS: General Rule Exclusion (State Guidelines, Section 1506(b)(3)).

REMARKS: The California Environmental Quality Act (CEQA) Guidelines, Section 1506(b)(3), establish the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Contact Persons:	Telephone:
John Cooper, City Attorneys Office	(415) 554-4660
Joan A. Kugler, City Planning	(415) 558-5983

Date of Determination:

May 29, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
Board of Supervisors
Transbay Joint Powers Authority
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

The Cooperative Agreement which is the subject of this environmental review document is essentially articles of agreement between the parties on schedule and preconditions to transfer of title. At present, Caltrans owns the Transbay Terminal building and surrounding vacant properties. Caltrans operates the Transbay Terminal for transit buses and leases the vacant properties as parking lots. It also uses some vacant properties as construction staging areas for its West Approach Seismic Safety Project ("WASSP"). The WASSP is scheduled to continue for about six more years. The Cooperative Agreement sets forth a schedule for withdrawal of Caltrans in accordance with its WASSP priorities, and for transfer of Caltrans' property to the City and TJPA, subject to several preconditions. The Agreement explicitly provides for continuation of the existing WASSP and parking lot uses even if title to a property is transferred to the City or TJPA. After transfer of title, Caltrans retains easements to continue its construction staging uses until completion of the WASSP. The Agreement requires that the City or TJPA, as transferee, maintain all parking lot leases and use the revenues to fund the State Public Transportation Account. PTA funding must continue until any new construction is ready to start within 90 days. That funding schedule ensures completion of subsequent environmental review before any change in use of a parking lot. The existing Transbay Terminal will continue to operate as a bus terminal until the City and TJPA have completed environmental review and constructed an alternative bus terminal site.

The City, TJPA and San Francisco Redevelopment Agency have proposed a plan for construction of a new terminal building, redevelopment of the surrounding area, and extension of commuter rail into the new building. This plan is called the "Transbay Terminal Project." The Transbay Terminal Project is subject to separate ongoing environmental review and would require, if approved, TJPA and/or City ownership of the Terminal building and the vacant Caltrans properties. The Cooperative Agreement will facilitate the Transbay Terminal Project, but it does not authorize any construction or development. The Agreement's major precondition to property transfer is the requirement that no transfer can occur until after issuance of a Record of Decision on the combined federal EIS/EIR on the Transbay Terminal Project. If the Transbay Terminal Project does not become operational by a deadline date eight years after completion of the WASSP, the properties will be returned to State ownership.

The above provisions prevent approval of the Cooperative Agreement from having any effect on the environment. No property transfer will occur until issuance of a ROD on the Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project. Existing parking lot and construction staging uses remain in place. Caltrans retains easements for its construction staging, and the transferees are required to maintain the parking lots. Furthermore, the Agreement retains City and TJPA discretion to change or reject the underlying Transbay Terminal Project and to forego any development before or after transfer of the properties. If the City and/or TJPA decide to forego the Transbay Terminal Project or otherwise fail to develop a new terminal by the deadline date, the Agreement grants Caltrans the right to reenter every transferred property and retake title.

For the above reasons, it can be seen with certainty that, should the Cooperative Agreement be approved, the action would not have a significant effect on the environment, and agreement under the General Rule Exclusion is not subject to CEQA.

= city

PLANNING DEPARTMENT

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58

59

/3/03

REVISED

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition of a Two-Story, ~~Two~~Single-Family Dwelling and Construction of a Four-Mixed-Use Residential Building

Location: 3953 24th Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story, ~~two~~single-family, 1,200-gross-square-feet (gsf) residential building and construction of a six-unit, senior affordable mixed-use residential building approximately 8,900 gsf. The proposed project would include 3,200 gsf of commercial use on the ground floor and would not provide any off-street parking spaces. The project site at 3953 24th Street (Assessor's Block 6508, Lot 032) is approximately 2,901 square feet in size and located about mid-block on the southern side of 24th Street on the block bounded by 24th, Sanchez, Jersey, and Noe Streets in the Noe Valley neighborhood. The project site is zoned 24th Street-Noe Valley Neighborhood Commercial and is within a 40-X height and bulk district.

~~Name of Person, Board, Commission or Department Proposing to Carry Out Project~~: Lucian R. Blazej, phone: (415) 695-1111

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

June 3, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Lucian R. Blazej, Project Sponsor
Dan Sirois, Planning Department – SE Quadrant
Sue Hestor, Attorney at Law
Historic Preservation List
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

REMARKS (continued from previous page):

The proposed project would involve the demolition of an existing two-story, ~~two~~single-family residential building and construction of a six-unit, senior affordable mixed-use residential building. The total gross square footage of the building would 8,900, with 3,200 gsf for the ground floor commercial use and 5,700 gsf for the residential use. The total height of the building would approximately 40 feet and would be four stories tall. The proposed project would not provide any off-street parking spaces.

The proposed project would require Conditional Use authorization by the Planning Commission pursuant to Planning Code Sections:

- 161(j) – Reduction in required off-street parking in Neighborhood Commercial Districts
- 207.4(b) – Additional density for senior housing
- 728.21 – Commercial space larger than 2,499 square feet
- 728.39 – Demolition of housing at the second level

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date of 1900 (pre-1906 earthquake and fire). In a memorandum dated March 26, 2003, Planning Department staff reviewed the proposed project and determined that the existing residential structure at 3953 24th Street is not considered an historic resource for the purposes of CEQA evaluation.[1] This determination was based on the major alterations over time and little architectural integrity.

The existing building's façade is not the original and major physical exterior changes were made over the years. The existing building currently has a very plain, partially low cornice not wide enough to completely conceal the low-pitched roof behind. Presumably in the 1920's, the cornice was greatly modified and all evidences characteristic of the Italianate style architecture such as the decorative brackets on the cornice, elaborate window crowns and frames, and pediment designed from entry, removed entirely from the dwelling.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-story, ~~two~~single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story mixed-use residential structure with six (6) senior affordable dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of six residential dwelling units is exempt from environmental review under Class 3(b).

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. March 26, 2003.

Section 15303(c), or Class 3(c), provides an exemption for new construction and location of up to four new commercial buildings in urbanized areas, provided the new development does not involve the use of significant amounts of hazardous substances, does not exceed 10,000 square feet in floor area, is located on a site zoned for such use where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed 3,200-gsf groundfloor commercial use would not involve significant amounts of hazardous substances and would not exceed 10,000 square feet in floor area. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed retail use would be exempt under Class 3(c).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0582E
Location: 2145 California Street (Assessor's Block 651, Lot 22)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would convert an existing, approximately 835-gross-square-foot (gsf) ground level storage space into a three-car garage. The space would be expanded by 39 gsf, for a total of 874 gsf. The project would consist of installing a curb cut on California Street; grading a driveway in the front yard setback; excavating the floor of the storage space to a maximum depth of 3 feet 9 inches; and expanding the ground floor footprint on the east side of the house by approximately 2 feet by 12 feet. The driveway and garage floor would be a concrete slab. The project would require removal of a concrete curb that surrounds the planter, which makes up the major portion of the front yard. The proposed garage door would be recessed under an existing bay window. The existing building at 2145 California Street is listed in *Here Today*, and as such is considered an historical resource under the California Environmental Quality Act (CEQA). The project site (Assessor's Block 651, Lot 22) contains approximately 3,781 sf and located about mid-block on the block bounded by California, Laguna, Pine, and Buchanan Streets. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jan Threlkeld, (415) 931-4222

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(1), 3 and 15331]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
June 18, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Jan Threlkeld, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

The existing building at 2145 California Street is listed in *Here Today*, a cultural resource survey, and subsequent book of historic resources in San Francisco. *Here Today* described the property as one of four row houses on California Street that "present a cohesive group although their details are varied. The three at 2151, 2159, and 2165 are very late Italianate while 2145-49 is a version of Stick Style.[1] The buildings described in Here Today were surveyed in the 1976 citywide survey conducted by the San Francisco Planning Department. This survey inventoried approximately 146,000 structures, and rated them for visual or architectural appeal. Approximately 10,000 of these structures were given ratings ranging from a low of "0" to a high of "5." The building on the project site received a rating of "4."

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resources. In a memorandum dated June 6, 2003, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[2]

The new garage door would be centered under the front bay window. The bottom portion of the bay would be removed, creating a cantilevered bay. The June 6 memorandum concluded that the lower wall of the bay is not character defining, and that the proposed placement and design of the garage is generally compatible with the historic building, and is consistent with Standards No. 2 and No. 9 of the Secretary of the Interior's Standards for Rehabilitation. Minor changes to the proposed detailing at the base of the bay may be needed to fully comply with the Standards, but this would be addressed through the Planning Department's review of the building permit, and would, therefore not be considered a significant impact.

CEQA Guidelines Section 15301(e)(1), or Class 1(e)(1), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sf, whichever is less. As described above, the proposed project would involve the alteration of an existing building and the addition of 39 gsf to the existing 5,200-sf residential structure. The addition is much less than the 2,500 sf allowed. Therefore, the proposed project is exempt from environmental review under Class 1(e)(1).

CEQA Guidelines Section 15303, or Class 3, consists of construction or conversion of small structures from one use to another, including garages and carports. The proposed project would convert an approximately 835-gsf storage area into a garage. This conversion would create three off-street parking spaces. One on-street parking space would be eliminated to accommodate the proposed driveway. Therefore, the proposed project is exempt from environmental review under Class 3.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and*

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[1] Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T.H. Watkins. Chronicle Books. 1968.

[2] Memorandum from Kaye Simonson, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. June 6, 2003.

Reconstructing Historic Buildings. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0165E

Location: 3976 25th Street (Assessor's Block 6536, Lot 19)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 1,300-square-foot (sf) single-family home, and construct a new 3,500-sf residential structure. The existing building on the project site currently contains two illegal units. The proposed new building would contain two legal units. An 800-sf handicap-accessible unit would be located at the back of the first floor of the proposed structure. The ground floor would also include a garage with two off-street parking spaces. The main 2,700-sf, unit would be located on the second and third floor of the new structure. The existing building at 3976 25th Street was constructed about 1906. It is not included in any survey or inventory, and is presumed not to be an historical resource under the California Environmental Quality Act (CEQA). The 2,848-sf project site (Assessor's Block 3976, Lot 19) is located mid-block on 25th Street between Sanchez and Vicksburg Streets. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Russell Murphy, (415) 726-3063

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
June 27, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Russell Murphy, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] This determination was based on the alterations, which have occurred over time and the limited architectural features of the building. The existing building at 3976 25th street was constructed in 1906, and appears to have been part of the rapid construction of the Noe Valley Neighborhood to provide housing for families relocating from areas burned in the fire, which followed the 1906 earthquake.[2] The residence was constructed as a single-family house with a basement, main floor, and attic under a pitched roof. The defining features of the house are limited to the façade, which is itself compromised by the introduction of new features, including a brick-clad staircase and pillars with a steel railing that detract from the original architecture of the building; two new doors that disrupt the composition of the façade; and a front porch and railing with limited design integrity. The evaluation of the building's historic value concluded that while the primary decorative façade elements are intact, the building does not stand out as an extraordinary example of a San Francisco "Victorian."

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a 1,300-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 3,500-sf, three-story residential structure with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would include an 800-sf, handicap accessible unit on the ground floor of the proposed structure, and 2,700-sf unit on the second and third floors. The proposed project would also include two off-street parking spaces. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. March 26, 2003.

[2] Letter from Charles Chase, AIA, Executive Director, San Francisco Architectural Heritage, to Russell Murphy. March 31, 2003.

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Date: 06/18/03

Kim Lew Architect
489 Grove Street
San Francisco CA 94102
(415) 252-0621
Fax: (415)-252-0801

Attn: Nannie R. Turrell
Environmental Planner
Planning Department
City and County of San Francisco
1600 Mission Street, suite 500
San Francisco, CA 94103-2414
Fax: (415) 558-5994

RECEIVED
JUN 18 2003
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

RE: Categorical Exemption Request
149 Hamerton Avenue
# 2003.04.04.1497
# 2003.04.04.1496-S

Dear Ms. Nannie R. Turrell:

This letter is to request a categorical exemption/exclusion from environmental review on the above project.

As mentioned in our meeting, enclosed please find a complete set of 81/2" x 11" plans submitted for building permit and Section 311 notification process. The project statistics are as follow:
Existing occupancy is single unit dwelling, one story over basement.
Ground floor: 600 square feet.
Basement: 600 square feet
No off-street parking.

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New building occupancy is single unit dwelling, three stories over basement.
Livable area: 3236.5 square feet
Basement: 1656 square feet
Two off-street parking spaces.

Your earliest attention to this matter is requested.
Thank you and very truly,

Kim Lew

CC: Owner

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIROMENTAL REVIEW
CLASS 1(l)(1) and 3(a)

Demolition of Single Family Residence;
New construction of one Single Family Residence
Nannie R. Turrell
June 19, 2003

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0118E

Location: 532 Day Street (Assessor's Block 7537, Lot 37)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the addition of 790 square feet (sf) to an existing 792-sf single family home. The existing structure on the project site is one-story plus basement. The proposed addition would remove and replace the rear of the house and add a second story. The existing house is 12 feet 9 inches tall. With the proposed addition, the building would be 22 feet 9 inches. The existing building at 532 Day Street was constructed in the late 19th or early 20th century, and was evaluated to determine whether it would be considered an historical resource under the California Environmental Quality Act (CEQA). Because of the extensive alterations that have been made to the building, it was determined that it could not be considered an historic resource. The project site (Assessor's Block 7537, Lot 37) is approximately 2,850 sf and is located about mid-block between Castro Street and the end of the cul-de-sac of Zircon Place. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
William Sigman, (415) 641-0281

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(2), Class 1: Existing Facilities]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

July 22, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
William Sigman, Project Sponsor
Elaine Tope, Neighborhood Planner, SW Team
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

The existing building at 532 Day Street is listed in the Planning Department's Parcel Information Database with a construction date of 1898. The owner believes that the existing dwelling on the property was constructed after the 1906 earthquake; however, the Planning Department staff could not find any information to either substantiate or refute that belief. The dwelling was built as a single-family house with a main floor and basement. Additions to the side and rear of the structure were constructed in the early and mid-1900s. In evaluating whether the structure would be considered an historic resource under the California Environmental Quality Act, Planning Department staff determined that few character-defining features remain of the original structure, and that the dwelling contained no extraordinary features that merit special consideration for the purposes of an historical resource evaluation.[1]

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet and (A) the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the *General Plan* and (B) the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the existing single-family home at 532 Day Street. The addition would be far less than 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Section 15301, Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site could have been an historical resource, the structure has lost any historical integrity that it may have had because of the many changes it has undergone, particularly in the 1920s. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Neighborhood Planning, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department. July 15, 2003.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0656E
Location: 2355 Washington Street (Assessor's Block 0613, Lot 021)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project consists of the demolition of a single-story garage structure. The structure was not usable as a garage and was thought to be structurally unsound. It was demolished without a permit. Upon being notified by the City that a demolition permit was required, the project sponsor has applied for one. However that demolition permit requires a determination of exemption under California Environmental Quality Act (CEQA). The demolished garage was on the southwest corner of the property at 2355 Washington Street. The residence on this property is on the National Register of Historic Places, and therefore, is considered an historical resource under CEQA. The approximately 6,384-square-foot (sf) project site (Assessor's Block 613, Lot 21) is located about mid-block on the south side of Washington Street in the block bounded by Washington, Buchanan, Sacramento, and Webster Streets. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Denis F. Shanagher, (510) 273-2532

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(4) and 15331]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell   Telephone: (415) 558-5994

Date of Determination:
August 4, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Denis F. Shanagher, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

The subject property at 2355 Washington Street is listed on the National Register of Historic Places and the California Register of Historic Resources, and is also listed in Here Today and the City 1976 Architectural Survey. It is considered an historic resource for the purposes of CEQA. The residence is a three-story over basement Italianate structure with a semi-octagonal bay on the front façade. Its most prominent and distinctive feature is the concave Mansard roof with round-headed windows. The property is significant for its architecture and for its association with Dr, Emma Sutro Merritt, one of the earliest female physicians in San Francisco, a proponent of women's rights, and daughter of former mayor Adolph Sutro. The house was constructed circa 1870 and was originally the home of Richard Boothby Dallam, a local businessman. Drs George and Emma Merritt occupied the house beginning around 1888, and lived in it until 1913. The building was originally located at 528 Sutter Street; the Merritts moved the house to Washington street in 1900. The period of significance for the property is 1870-1913.[1]

In addition to the house, the property also contained a garage and a carport when the property was listed on the National Register in 1984. The garage, which was located at the southeast rear corner of the site, is believed to have been constructed in 1934. The age of the carport is unknown. The National Register Nomination Form, in its description of the of the property at the time, notes, "The owners also expect to replace the garage and carport." There is no further mention of the garage in the Nomination Form. The construction date of the garage is outside the period of significance of the property.[2]

The Planning Department assessed whether the proposed project would result in a substantial adverse change to the historical resources. In a memorandum dated July 30, 2003, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the demolition would not have a significant adverse affect on the historic resource.[3] This determination was based on the fact that, it appears that the garage was not considered to be a character-defining feature of the historic resource. Therefore, demolition of the garage appears to be generally consistent with Secretary of the Interior's Standards for rehabilitation No. 2, which states:

"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

Additionally, although the garage is more than 50 years of age, it does not appear to have any historical significance separate from that of the historic house, so demolition would be consistent with Standard No. 4, as follows:

"Changes to a property that have acquired historic significance in their own right will be retained and preserved."

CEQA Guidelines Section 15301(l)(4), or Class 1(l)(4), provides for an exemption from environmental review for the demolition and removal of accessory structures including garages, carports, patios, swimming pools, and fences. The proposed project is the demolition of a garage. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

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1 Memorandum from Kaye Simonson, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. July 30, 2003.

2 Ibid.

3 Ibid.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0701E
Location: 137-139 Cook Street (Assessor's Block 1088, Lot 004)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve an addition to an existing, approximately 2,000-square-foot (sf), two-unit, two-story residential building with two off-street parking spaces. The proposed construction would add a third floor, expand the existing building to the north, and raise the structure 2 feet 6 inches to add a garage at the basement level. The proposed three-story, 4,900-sf building would contain three residential units and a three-vehicle garage. The building height would increase from 33 feet to 39 feet. The roof would be flat. The existing building at 137-139 Cook Street is listed in *Here Today*, and, as such, is considered an historical resource under the California Environmental Quality Act (CEQA). The project site (Assessor's Block 1088, Lot 4) is approximately 3,000 sf and is located about mid-block on the block bounded by Cook, Anza, Spruce, and Geary Streets. The project site is zoned RH-3 (Residential, House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Suheil Shatara, (415) 512-7566

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(2) (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation)]

REMARKS: The existing building at 137-139 Cook Street is listed in *Here Today*, a cultural resource survey, and subsequent book of historic resources in San Francisco. On page 260, *Here Today* describes the structure,

(Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
Aug. 11, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Joan A Kugler for
Paul Maltzer
Environmental Review Officer

cc: Suheil Shatara, Project Sponsor
Joe Tierney
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

built in the 1880s, in the following manner: "The only two-story Italianate in this block of mixed styles, this is an unadorned interpretation of that style." The existing building has a bay window on the first and second levels, and a prominent bracketed cornice. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated July 28, 2003, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[1]

This determination was based on the fact that the proposed alterations are designed in such a way that the size, scale, proportions, and massing of the existing building would be preserved. The five-foot setback to the side addition would be adequate to preserve the proportions of the front façade. The proposed seven-foot setback for the third floor addition is mostly screened from Cook Street by the approximately six-foot tall parapet. The addition would be partially visible from the street, primarily in the oblique view from the north over the smaller adjacent building. However, the addition would be generally subordinate to the massing of the existing building, consistent with the *Secretary of the Interior's Standards for Rehabilitation*, No. 9. The proposed increase in height would not have a significant effect on the massing and proportions of the existing building. The design of the proposed garage door would be generally compatible with the architectural character of the building. In addition, the original front windows of the building, which were previously removed, would be replaced with appropriately detailed painted wood windows, which would be consistent with the *Secretary of the Interior's Standards for Rehabilitation*, No. 6. Standard No. 6 states that where the severity of deterioration (of historic features) requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, if possible, materials.[2]

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet; the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the *General Plan*; and the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the existing two-unit, residential building at 137-139 Cook Street. The addition would not exceed 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. July 28, 2003.

[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2003.0690E: Demolition and Construction of Single Family Residence
Location:	1218 Mariposa Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of an existing 1,100 square foot (sf) single-family residence and garage that occupies the 2,500-sf and the construction of a new 1,800 sf three-story single-family residence, which includes a garage with off-street parking space. The project site is located at 1218 Mariposa Street between Missouri and Texas Streets, on Assessor's Block 3985, Lot 13. The project site is within an RH-2 (House, Two Family) zoning district and a 40-X height and bulk district. The project is located in the Ingleside neighborhood.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Richard Stacy, LMS Architects. Telephone: 495-1700

EXEMPT STATUS:
X State CEQA Guidelines, Class 1(l)(1) Demolition and Removal of a Single-Family Residence, and Class 3(a), New Construction of a Single-Family Residence.

REMARKS: See next page.

Contact Person: Sam Fielding Telephone: 558-5971

Date of Determination:
September 4, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Supervisor Sophie Maxwell
Julian Banales, SE Planner
Richard Stacy, LMS Architects
O. Chavez/Bulletin Board
M.D.F.
Exemption/Exclusion File
Historic Preservation Distribution List

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Remarks, con't: California Environmental Quality Act (CEQA) Guidelines Section 15301 or Class 1(l) (1) states that a project is exempt from environmental review if the project involves minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Minor alteration includes demolition and removal of individual small structures such as one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project is appropriately exempt because it would demolish an existing 23-foot tall, two-story, 1,100 sf single-family residence and garage with one off-street parking space.

In addition, CEQA Guidelines Section 15303, or Class 3(a), exempts the new construction of small structures in urban areas, including one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed project is appropriately exempt because it would construct one single family residence which is 40-foot tall, 1,800 sf and contains a new garage structure with off-street parking for one vehicle. Two small courtyards would also be constructed.

Historical Resource: The San Francisco Planning Department has developed procedures that outline how a site is to be evaluated for historic consideration; the procedure identifies four broad categories, which determines how a site is to be assessed. The existing building is a building that was constructed after the 1906 Earthquake and is not included in any known registers or surveys, and therefore technically falls under review Category D "Properties For Which the City Has No Information Indicating that the Property is an Historical Resource". To be an historic resource under CEQA, the site must meet the criteria for inclusion in the California Register of Historic Resources. To be eligible for the California Register, a site must have both significance and integrity; it can be significant under one of four categories: Event, Persons, Architecture and Information Potential.

Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. The existing structure on the project site is an approximately 750 sf two-story building and 350 sf garage. According to preservation staff, the age and siting of the building suggests that it was constructed in response to the 1906 San Francisco Earthquake. Such cottages were generally characterized as having the same attributes of larger residential structures of that age, which might include vertical wood siding, a gabled roof, double hung windows, and wood trim.

Based on an analysis of the building's character-defining features and integrity, Planning Department staff have concluded that while the building appears to retain its original size and location, it has undergone significant alteration and its appearance is dramatically different than what one would expect of a structure constructed in 1906. The front façade features an oddly shaped square parapet with no roofline detail or ornament. Because of its lack of integrity, staff does not believe the building would be eligible for the California Register, and therefore would not be considered a historic resource for the purposes of CEQA and its demolition would not cause a significant adverse change to a historic resource.[1]

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable poosibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site could have been an historical resource, the structure has lost any historical integrity that it may have had because of the many changes it has undergone. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mat Snyder, Historic Preservation Technical Specialist, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis. August 12, 2003.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition of Single-Family Home and Construction of a Two-Unit Residential Building

8
9
7/03

Location: 461 Chenery Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing single-family home and construction of a two-unit residential building. The project site at 461 Chenery Street (Assessor's Block 6718, Lot 022) is approximately 2,500 square feet in size and located about mid-block on the southeastern side of Chenery Street in the block bounded by Chenery, Mateo, Arlington, and Roanoke Streets in the Glen Park neighborhood. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Toby Levy, phone: (415) 777-0561

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
October 7, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Toby Levy, Project Sponsor
Elaine Tope, Planning Department – SW Quadrant
Sue Hestor, Attorney at Law
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

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REMARKS (continued from previous page):
The proposed project would involve the demolition of an existing one-story, single-family residential building and construction of a three-story over basement, two-unit residential building with two off-street parking spaces.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date of 1904 (pre-1906 earthquake and fire). In a memorandum dated October 3, 2003, Planning Department staff reviewed the proposed project and determined that the existing single-family residential building at 461 Chenery Street is not considered an historic resource for the purposes of CEQA evaluation.[1] This determination was based on major exterior alterations over time and little architectural integrity. The existing building has been changed in the past, including exterior stucco finish and window shutters. Furthermore, any original architectural details, including a decorative cornice, wood siding, bracket, molding, and trim work have been completely removed or covered up by the new stucco finish. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family home and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a three-story over basement residential building with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. October 3, 2003.

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Project Title: 2003.0620E: Demolition and Construction of a Two Unit Residence

Location: 1532 Treat Avenue

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of an existing 1,400 square foot (sf), two-story, two-unit residence including garage and shed and the construction of a new 4,278 sf three-story, two unit residence, which includes a garage with four (two in tandem) off-street parking spaces. The project site is located at 1532 Treat Avenue Assessor's Block 5524, Lot 006. The nearest cross street is Precita Avenue. The project site is within an RH-2 (House, Two Family) zoning district and a 40-X height and bulk district. The project is located in the Bernal Heights neighborhood.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
William Pashelinsky. Telephone: 415-379-3676

EXEMPT STATUS:

X State CEQA Guidelines, Class 1(l)(2) Demolition and Removal of a Duplex Residence, and Class 3(b), New Construction of a Duplex Residential Structure.

REMARKS: California Environmental Quality Act (CEQA) Guidelines Section 15301 or Class 1 states that a project is exempt from environmental review if the project involves minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Please see next page.

Contact Person: Sam Fielding Telephone: 415-558-5971

Date of Determination:

October 16, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc:
William Pashelinsky, Project Sponsor
Supervisor Tom Ammiano
Julian Banales, SE Planner
Sue Hestor
O. Chavez/Bulletin Board
M.D.F.
Exemption/Exclusion File
Historic Preservation Dist. List

Remarks, con't: Minor alteration includes demolition and removal of individual small structures such as a duplex or similar multifamily residential structure (Class 1 (l)(2)). In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished. The proposed project is appropriately exempt because it would demolish an existing 1,400 square foot (sf), two-story, two-unit residence including garage and shed.

In addition, CEQA Guidelines Section 15303, or Class 3(b), exempts the new construction of small structures in urban areas, including a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project is appropriately exempt because it would construct a new 4,278 sf three-story, two-unit residence, including a garage with four (two in tandem) off-street parking spaces.

Historical Resource: The San Francisco Planning Department has developed procedures that outline how a site is to be evaluated for historic consideration. The procedure identifies four broad categories, which determine how a site is to be assessed. To be an historic resource under CEQA, the site must meet the criteria for inclusion in the California Register of Historic Resources. To be eligible for the California Register, a site must have both significance and integrity; it can be significant under one of four categories: Event, Persons, Architecture and Information Potential. Properties built before 1906 may be considered historical resources because of their rarity, and require a more in-depth evaluation. The existing buildings were constructed prior to the 1906 Earthquake but are not included in any known registers or surveys.

For a building to have integrity, it must sufficiently retain those physical characteristics that have made it significant. The character-defining features of the existing building on the project site are the original double-hung wood windows with their wood surrounds and flat, projecting hoods, and the remaining wood brackets at the cornice level. Based on an analysis of the building's character-defining features and integrity, Planning Department staff has concluded that while the building appears to retain its original building envelope and location, the façade has been altered with the addition of the asphalt shingle-clad roof element. In addition, according to preservation staff, the existing residence at 1532 Treat Avenue is an example of a very common building style in the late 19th Century, the Italianate style, that has become one of the "signature" Victorian architectural styles of San Francisco. The very simple residence is not a unique or exceptional example of the Italianate style and the building is not associated with any significant historic events or people, therefore it does not meet any of the above California Register criteria for significance.

Planning Department staff do not believe the building on the project site meets the eligibility criteria for the California Register. Therefore it would not be considered a historic resource for the purposes of CEQA and its demolition would not cause a significant adverse change to a historic resource. [1]

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site could have been an historical resource, the structure does not meet the eligibility criteria for the California Register. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Winslow Hastie, Historic Preservation Technical Specialist, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis. October 6, 2003.

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City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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PLANNING COMMISSION FAX: 558-6409
ADMINISTRATION FAX: 558-6426
CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0431E

Location: 3855 20th Street (Assessor's Block 3606, Lot 073)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing approximately 2,350 gross-square-foot (gsf), two-story over garage, 27-foot-tall single family residence, and the construction of a three-unit, approximately 4,425 gsf, 40-foot-tall residential building. The ground floor of the proposed structure would be a three-car garage. The existing garage accommodates two tandem off-street parking spaces. The approximately 2,850-sf project site is located mid-block on the south side of 20th Street in the block bounded by 20th, Dolores, Liberty, and Church Streets. The project site is zoned RH-3 (Residential, House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Erik Ruppe, (415) 575-0802

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), Class 1 and Section 15303 (b), Class 3]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

October 22, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Erik Ruppe, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

The existing building at 3855 20th Street is listed in the Planning Department's Parcel Information Database with a construction date of 1885. Based upon its physical characteristics, the building appears to have been constructed at a later date, or greatly altered during the 1910s. The building has a concrete foundation, not a brick one, which would be characteristic of a building constructed before the turn of the century. The property also has a ground floor garage, which would indicate a later construction date or an addition added later. The property is not listed or determined eligible for listing in the National Register of Historic Places; does not appear in the California Historic Resources Inventory System (CHRIS) database or in the Junior League's *Here Today* survey, or in San Francisco Architectural Heritage survey; and is not listed in the 1976 City Survey.[1]

The architectural style of the building on the project site can be generically classified as "Victorian, or more specifically as a contractor's "Queen Anne". The majority of residences on the block were constructed shortly before or after the turn of the century (1910s and 1920s) with only one constructed as late as 1995. These buildings are an eclectic mix of different building shapes, sizes, and architectural styles, which include Victorian Stick, Italian Renaissance, Marina, and Contemporary.

The existing building on the project site has a slightly different footprint than is shown on the 1919 Sanborn Map. The rear of the building has been expanded to the side property lines, resulting in the creation of two new light wells. Other improvements include construction of a rear deck and stairs. A Structural Evaluation-Soundness Report prepared for the building described the building as being in disrepair due to poor construction and lack of maintenance.[2] The character-defining features of the house are limited to the façade, and include decorative wood shingles at the attic level, simple gable lined with dentils, and large plain bay windows with wood window sashes. The façade's architectural integrity is compromised by the introduction of new features which include stucco work on the bay window, and all new windows at the front of the building; removal of all spindle work and brackets over the entryway; and the possible introduction of a new garage opening. In evaluating whether the structure would be considered an historic resource under the California Environmental Quality Act, Planning Department staff determined that while some decorative façade elements are still intact, the building does not stand out as an extraordinary example of a San Francisco "Victorian." It is representative of a housing type and style common in Noe Valley and other early 20th century San Francisco neighborhoods. No further investigation of the property as an historical resource is considered necessary.

CEQA Guidelines Section 15301(l)(1), or Class 1, provides for an exemption from environmental review for the demolition and removal of individual small structures, including one single-family residence. In urban areas, up to three single-family residences may be demolished under this exemption. The proposed project includes the demolition of an approximately 2,350-sf single-family residence, and is therefore exempt from environmental review under Class 1(l)(1).

CEQA Guidelines Section 15303(b), or Class 3, consists of construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units. The proposed project includes the construction of a three-unit, approximately 4,425-sf residential building with a three-vehicle garage, and is therefore exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

---

[1] Memorandum from Tina Tam, Preservation Technical Specialist, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department. October 15, 2003.

[2] P. Whitehead and Associates Consulting Engineers, *Structural Evaluation/Soundness Report, Justification for Demolition,* Project #2003 – 125. July 24, 2003.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	Alteration and Vertical Addition to an Existing Institutional Use
Location:	1730 – 1750 Van Ness Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve an alteration and vertical addition of approximately 6,954 square feet to the existing American Buddhist Cultural Society located at 1730-1750 Van Ness Avenue. The proposed project would include an expanded second level, new third level, and introduction of residential use on the third level for group housing, totaling approximately 17,784 square feet. The project site (Assessor's Block 0622, Lot 019) is approximately 13,200 square feet and is located on the east side of Van Ness Avenue in an L-shaped lot bounded by Clay Street, Sacramento Street, Polk Street, and Van Ness Avenue. The project site is zoned RC-4 (Residential-Commercial Combined, High Density) and is within an 80-D Height and Bulk District and the Van Ness Special Use District. The proposed project would require Conditional Use authorization due to the expansion of an institutional use.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Jaidin Consulting Group, phone: (415) 863-3888

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(a) and 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
October 30, 2003

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
Jaidin Consulting Group, Project Sponsor
Kaye Simonson, Planning Department – NW Quadrant
Sue Hestor, Attorney at Law
Historical distribution list
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

REMARKS (continued from previous page):

The proposed project involves the alteration and addition of approximately 6,954 square feet to the existing American Buddhist Temple Cultural Society at 1730-1750 Van Ness Avenue, totaling approximately 17,784 square feet. The proposed project would include an expanded second level and a new third level. The first and second levels would be renovated, and would maintain the existing retail use, Temple with assembly areas, classrooms, and offices. The new third level would provide a residential addition including two group housing units for Buddhist monks and the remainder (5 rooms) serving as accessory institutional housing for Temple students and teachers attending programs at the center. The existing 15 off-street parking spaces would remain.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its inclusion in the *General Plan* in the Van Ness Area Plan as a "Contributory Building." In a memorandum dated October 28, 2003, Planning Department staff reviewed the proposed project and determined that the existing building at 1730-1750 Van Ness Avenue is not considered an historic resource for the purposes of CEQA evaluation.[1] This determination was based on the fact that as an individual building, the building does not have sufficient distinction or significance to be eligible under certain criteria for listing on the California Register of Historical Resources. Furthermore, the existing building has been substantially altered over time and does not retain sufficient integrity. The building is associated with development of Van Ness Avenue as the City's primary automotive area, and as part of a potential historic district, it may be eligible for listing on the California Register of Historic Places, but only as a support source. The proposed alterations would not have any adverse significant impact on a future historic district. Furthermore, the proposed alterations would not have a significant adverse impact on any of the significant or contributory buildings identified in the Van Ness Area Plan. As described below, the project was found to satisfy criteria for exemption under Class 1.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior and exterior alterations. As stated above, the interiors of the first and second floor would be altered, as well as the exterior of the building. Therefore, the proposed alterations to the existing building are exempt from environmental review under Class 1(a).

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet and (A) the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the *General Plan* and (B) the area in which the project is located is not environmentally sensitive. As described above, the proposed addition would not exceed 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Kaye Simonson, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. October 28, 2003.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title: 2003.1249ER, Renovations for Koret Children's Playground: Phases I and II
Location: Koret Foundation Children's Quarters in Golden Gate Park
Assessor's Block 1700, Lot 001
City and County: San Francisco

Description of Nature and Purpose of Project: Koret Foundation Children's Quarters is located in the southeast corner of San Francisco's Golden Gate Park (Board of Supervisor's District 1). The playground is situated north of Kezar Drive across from Kezar Stadium and east of Bowling Green Drive and south of Sharon Meadow. This area of the park, known as Children's Quarters, includes the existing Sharon Building, a plaza, carousel, and playground. Children's Playground was established in 1887. The playground was last renovated in 1977 and renamed The Mary B. Connolly Children's Playground in honor of the former secretary to the Recreation and Park Commission who retired in 1974. The last major addition to the playground was in 1989 with the construction of a play area for children of all abilities in the upper north quadrant of Children's Playground. The site is located in a P (Public Use) district, and an OS (Open Space) height and bulk district. (Continued on second page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Judy Mosqueda, Department of Public Works: (415) 558-4039

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15303, 15304, and 15331: Classes 3, 4, and 31]

REMARKS: (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone:558-5994

Date of Determination:
December 12, 2003

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

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cc: Judy Mosqueda, Department of Public Works
Pansy Lam, Department of Public Works
Supervisor McGoldrick, District 1
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Description of Nature and Purpose of Project: (Continued):

The existing playground is approximately 99,000 square feet. The existing playground is one of the few models in the country of a Swedish comprehensive play park. There are separate areas for toddlers, preschoolers, school age children, youth adults, and families. Excluding the Sharon Building and Carousel, the comprehensive playground is currently comprised of seven different activity areas joined together by a wide, flowing circulation walk. Grassy meadows and picnic areas comprise the remainder of the playground, as well as many places for sitting, several drinking fountains, and the remainder of Golden Gate Park.

The Recreation and Park Department's proposed renovation will have several phases and includes: Phase I – Playground Renovation, Phase II – Plaza Renovation, and Phase III – Party Place and Restroom. Phase I includes: 1) sand, water, wood, stone and concrete play features, elements and structures including water wave and spray, 3) climbing wave walls and 3) a tree house village broken up into different age groups. Swings and an adventure play yard are proposed as Phase I Bid Alternates. Phase II includes the renovation of the existing plaza between the Sharon Building and the carousel that is a multiuse gathering place, providing a venue for festivals, outside eating, and other events. Phase III includes new building structures consisting of a party place and restroom. The new restroom provides accessible facilities immediately adjacent to the playground. A gazebo is combined with the restroom structure and provides a more flexible party room that replaces the existing party barn of similar in size and elevation. This renovation will be funded primarily through the Friends of Recreation and Parks with support from Recreation and Park Department staff. The proposed project complies with the Americans with Disabilities Act and the State of California's safety regulations for playgrounds.

A children's design carnival was held at the playground in March 2002. During the design carnival, children participated in a walking tour of the existing playground and in art projects related to the design. Afterwards, the Department of Public Works initiated, and the Friends of Recreation and Parks hosted, two community meetings at the playground. One workshop was held on the weekend of October 12, 2002 and during the week on October 17, 2002 to review the renovation plans with playground users to ensure they meet the needs of the neighbors and park users. By holding the workshops on-site, the design team was able to obtain input from a diverse sampling of playground users.

This categorical exemption is for Phases I and II, only. Phase III will require separate environmental review, when site plans and drawings for the proposed party facility, restroom, and office storage building are complete.

REMARKS: (Continued)

The proposed project is located in the southeast corner of Golden Gate Park. The draft National Register nomination for the proposed Golden Gate Park Historic District states: "The Children's Quarter is one of the most historically significant precincts within Golden Gate Park. Dating from 1888, the Children's Quarters is the first area of a public park in the United States that is dedicated to children. It consists of three primary elements: the Sharon Building, the Carousel, and the Children's Playground. Although the play equipment at the playground has evolved and changed over the years, the integrity of the precinct and the three main elements remain high."[1] The playground is a contributing site to the proposed historic district, and is specifically significant for its use. The Sharon Building, which is City Landmark #124, the Carousel, and the Children's Quarter restrooms are all contributing buildings, and the Sharon Meadow is a contributing site. Based on the information contained in the draft National Register nomination, the property is considered an historical resource for purposes of the California Environmental Quality Act (CEQA).[2]

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[1] [1] Kaye Simonson, Preservation Technical Specialist, San Francisco Planning Department. Memorandum to Nannie Turrell, San Francisco Planning Department, Major Environmental Analysis. May 14, 2003.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated May 14, 2003, Planning Department staff reviewed the proposed project and determined that it would be generally consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* In Phase I the overall playground renovations would not have an effect on the character of the area, and will not affect the integrity of the historical resource. Therefore it would be compatible with Standard No. 1, which states that a property will be used as it was historically; and with Standard No. 9, which states that additions and alterations will not destroy historic materials, features, and spatial relationships that characterize a property. Originally Phase I included a stone portal, wall, and office building, which would have altered the character of the area, but these elements have been eliminated from the design.[3] Phase II of the proposed project includes paving in the plaza area, sculptures, landscaping, new walkway and stairs, and expansion of the amphitheater. This work appears to be consistent with the character of the adjacent buildings and the site, and is consistent with Standard No. 9.[4]

Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on an historic resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 31.

CEQA Guidelines Section 15303, or Class 3, consists of construction and location of limited numbers of new, small facilities and structures. The proposed project would renovate the play area designed for children from 6 months to twelve years in age and their families. The proposed new elements would consist of a new gateway, sea caves and tide pools, water features, climbing wave walls, a tree house village and artificial stream. These new elements are small facilities and structures, including accessory structures. Therefore, the proposed project is exempt from environmental review under Section 15303, Class 3.

CEQA Guidelines Section 15304, or Class 4, consists of minor public or private alterations in the condition of land, water, and/or vegetation, which do not involve the removal of healthy, mature, scenic trees. The proposed project would involve expansion of the amphitheater, which would include some grading, and removal of 10 small diameter ornamental trees, which would be replaced with many more trees, and additional landscaping. Therefore, the proposed project is exempt from environmental review under Section 15304, Class 4.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Ibid.

[3] Memorandum from Laurel Kelly, Moore Iacofano Goltsman, Inc.(MIG) to Nannie Turrell, San Francisco Planning Department. November 14, 2003.

[4] Memorandum, Kaye Simonson to Nannie Turrell. May 14, 2003.

San Francisco
Planning Department
Certificate of Determination of Exemption

Project Sponsor
Historic list
Bulletin Bd 1660
MDF
Exemption/Exclusion
Sue Hestor

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: SIRHED MANAGEMENT
Address: AGENT: SUHEIL SHATARA
522 SECOND ST., S.F, CA 94107
Telephone No.: 415-512-7566
Fax No.: 415-546-6415
Email Address:

Project Contact: SUHEIL SHATARA
Address: 522 SECOND ST.
SAN FRANCISCO, CA 94107
Telephone No.: 415-512-7566
Fax No.: 415-546-6415
Email Address:

Site Information

Site Address(es): 1860 PAGE ST., S.F, CA 94117
Nearest Cross Street(s): COLE ST.
Assessor's Block(s)/Lot(s): 1226/013
Zoning District(s): RM-2
Site Square Footage: 3,419 SQ. FT
Height/Bulk District(s): 40-X
Present or Previous Use of the Site: DWELLING (ONE UNIT)
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

Project Description

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Please Check All That Apply:

☐ Addition
☐ Alterations
☐ Change of Use
☑ Demolition
☑ New Construction
☐ Zoning Change
☐ Lot Split/Subdivision
☐ Other

Please Describe Proposed Use: NEW FIVE UNIT CONDOS
Estimated Construction Cost: $ 395,000
Previous Environmental Review: /
Case No.: /

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Yes, requires a variance for parking. We are providing 4 parking spaces for a 5-unit building

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

THE PROJECT IS LOCATED AT 1860 PAGE ST. IN SAN FRANCISCO. THE EXISTING BUILDING IS A SINGLE FAMILY DWELLING WITH A TOTAL SQUARE FOOTAGE OF 1,914 SQ. FT. AND IS 34' HIGH. ± THE EXISTING OFF-STREET PARKING IS ONE PARKING SPACE. THE PROPOSED PROJECT IS A 5-UNIT CONDO WITH FOUR PARKING SPACES. THE PROPOSED SQUARE FOOTAGE IS 6,000 ± SQ. FT. THE PROPOSED HEIGHT IS 40'.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

SUBMIT THESE MATERIALS WITH APPLICATION	INDICATE THAT MATERIALS ARE PROVIDED	IF NOT SUBMITTED, PLEASE EXPLAIN
Application with all blanks filled in		
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections		
Photographs of the project site and adjacent properties, including those across the street; label viewpoints		
Check payable to ***San Francisco Planning Department***		
Application signed by owner or agent		
Letter from property owner(s) authorizing agent to sign Application		
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports.		

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: ______________________ Date: 12-14-03
Agent or Owner

Print full name of applicant: SUHEIL SHATARA (SHATARA ARCHITECTURE INC.)

(This space for staff use only)

Fees:
☑ $69 Exemption Stamp
☐ $160 Certificate of Exemption
(+ time and materials)

Construction date: 1912
Not on any surveys.
NRT

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIROMENTAL REVIEW

CLASS. 1(L)(1) Demolition of one single-family residence; Class new construction of multi-family residence—not more than six dwell units.

January 15, 2004

FILE NO: ______________________

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, California 94103 -2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

Environmental Exemption Application

An Environmental Exemption Application is used for proposed projects that may fall within a class of projects that are exempt from environmental evaluation pursuant to the State Guidelines for the implementation of California Environmental Quality Act (CEQA). To file an Environmental Exemption Application, submit or mail the application to the San Francisco Planning Department, Attn: Paul Maltzer, 1660 Mission Street, San Francisco, CA 94103. If you have any questions regarding the application or process you may contact **Nannie Turrell** at **(415) 558-5994**. If Ms. Turrell is unavailable, please leave a message indicating the following: (1) your name or name of your agent, (2) your question regarding your application submission, and (3) the telephone number at which you or your agent can be reached during regular business hours.

The application will not be processed unless it is completely filled out, signed and attachments are provided along with the appropriate fee. The application fee MUST be paid in full when the application is submitted. Checks should be made payable to the San Francisco Planning Department. Fees for environmental exemptions are set by Chapter 31 of the San Francisco Administrative Code. The fee for an exemption stamp is **$69** and the fee for an exemption certificate is **$160** **plus time and materials**. Fees are generally non-refundable.

You may refer questions on matters other than environmental review to the Planning Information Counter staff at 1660 Mission Street, First Floor, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (415) 558-6377.

OUTLINE OF THE ENVIRONMENTAL EXEMPTION REVIEW PROCESS

The environmental review process begins with a determination by the Planning Department as to whether or not a discretionary action by the City falls within a class of projects that are exempt from environmental evaluation pursuant to the State Guidelines for the implementation of CEQA. Environmental review under CEQA is administered for all departments and agencies of the City and County of San Francisco by the Major Environmental Analysis (MEA) division of the San Francisco Planning Department. Projects that are exempt generally include small-scale new construction or demolition, some changes of use, some additions, and other generally small-scale projects. These projects are enumerated in the *Categorical Exemptions from the California Environmental Quality Act*, adopted by the City Planning Commission (CPC) on August 17, 2000. Projects that are exempt also include emergency repairs. For projects not requiring a building permit, exemptions may be issued over-the-counter at the Planning Information Center (PIC), 1660 Mission Street, First Floor. An exception would be if special review were required, for example, to determine whether the project would adversely affect an historic resource or projects listed on the State of California Hazardous Waste and Substances Site List. For projects requiring a building permit, exemptions may be issued by Department staff processing the building permit application or may be referred to MEA staff. The assigned MEA exemption planner will assist in determining whether the stamp or certificate is appropriate. Requests for determinations of exemption submitted to MEA are generally processed in about two to four weeks. The processing time may be greater, however, depending on factors such as changes in the proposed project, supplemental data requirements, and MEA case load.

PLANNING DEPARTMENT
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ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409
PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991
COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1204E: Partial Demolition, and Three-Story Addition
Location: 2523 Steiner Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2523 Steiner Street (Block 0586, Lot 001A), between Pacific Avenue and Jackson Street. The proposed project involves the demolition of the existing front 15 feet of building, and construction of a three-story addition. The rear 16 feet of building would remain intact. The existing building contains approximately 690 enclosed square feet, and is approximately 18 feet in height. With the proposed 1,981-square-foot addition, the structure would contain approximately 2,671 square feet, and would be approximately 35 feet tall. The project site is located in an RH-1 (One Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Christopher Rose - Architect, (415-956-0788)

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Section 15301 (State Class Number 1)

REMARKS: The project site is in the Pacific Heights neighborhood, 79 feet from the corner of Steiner Street and Pacific Avenue. The surrounding blocks feature large single-family dwellings built in the early and mid 1900s. (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
February 3, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:

Christopher Rose, Project Sponsor
David Lindsay, NW Quadrant Team Leader
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resources Dist. List

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REMARKS: (Continued)

Architectural styles in the vicinity include San Francisco Victorian, Italianate, Marina,, and Contemporary.[1] The building at 2523 Steiner Street is part of a three-building corner group, originally on one lot. The lot was subdivided, creating Lots 1 (2525 Steiner Street), 1A (2523 Steiner Street), and 1B (2521 Steiner Street). The subject property was originally thought to be listed on page 296 in *Here Today*, because the address for the listing is given as 2523-2525 Steiner Street. The reference is to 2525 Steiner Street, a much larger corner building, which was constructed in 1886. The building on the project site does not appear on Sanborn maps until 1913. The San Francisco Planning Department's 1976 Architectural Survey gives a rating of "5" out of "5" for 2525 Steiner Street, but does not rate either 2521 or 2523 Steiner Street. The existing building on the project site is noted only as an "ex carriage house" in the field notes of the Junior League survey, which was conducted as background for *Here Today*. All historical surveys and research pertain to the corner property, 2525 Steiner Street.[2]

Planning Department staff believes that the design quality of the existing building on the 2523 Steiner Street project site is low to moderate. The building appears to be in poor condition and does not have extraordinary qualities that merit special consideration for the purposes the historic resource evaluation. Therefore, no further investigation into the historic value of the property is merited.[3]

CEQA Guidelines Section 15301 (e) (2), or Class 1, provides for an exemption from environmental review for additions to existing structures, provided that the addition will not result in an increase of more than 10,000 square feet, if the project is in an area where all public services are available, and the area in which the project is located is not environmentally sensitive. The proposed project would remodel an existing single family home, and construct a three-story addition to that residence. The work includes selected demolition and excavation, leaving the rear 16 feet of the house intact. The three-story addition would add bedrooms, bathrooms, living area, and garage with stair circulation at the East area of the building lot closest to Steiner Street. Other work would include selective remodel of the existing kitchen into the proposed addition, and exterior improvements. The proposed addition would add approximately 1,981 sf to the existing approximately 690-sf building. The proposed project involves no change of the use of the existing building. The existing building on the project site is a single-family home and would retain this use. Therefore the project meets the criteria of Class 1 (e) (2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. January 15, 2004. This Memorandum is attached.

[2] Faxed document from San Francisco Architectural Heritage to Christopher Rose. April 29, 2003.

[3] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. January 15, 2004. This Memorandum is attached.

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MEMORANDUM

ATE: January 15, 2004

TO: Nannie Turrell
Major Environmental Analysis

CC: David Lindsay, NW Team Leader
O. Chavez/Historic Resource Impact Review File
Andrea Green, Recording Secretary to the Landmarks Preservation Advisory Board

FROM: Tina Tam, 558-6325
Neighborhood Planning

REVIEW BY: Neil Hart
Chief of Neighborhood Planning/Preservation Coordinator

RE: **2523 Steiner Street**
Block 0586, Lot 001A
Case No. 2003.1204E
Historic Resources Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish approximately 15 feet of building and construct a new three-story horizontal extension, approximately 34 feet in length at the front of an existing one-story over a partial open patio single-family dwelling. This dwelling is believed to have been the carriage house for the adjacent large dwelling at 2525 Steiner Street.

2. Property Description

The project sponsor supplied the Department with photographic documentation of the property, full copies of the Junior League Survey information, and supplemental research information provided by San Francisco Heritage Foundation. The Planning Department's Parcel Information Database provides a construction date of 1914 for the subject property. The adjacent two buildings (2521 and 2525 Steiner Street) are both built much earlier (1907 and 1889 respectively).

3. **Historic Rating/Survey**
   The subject property, 2523 Steiner Street, is currently rated 5 out of a possible 5 in the 1976 Architectural Survey and listed on page 296 in Here Today.

4. **Historic District/Neighborhood Context**
   The subject building is located in the Pacific Heights neighborhood, 79 feet from the corner of Steiner Street and Pacific Avenue. The surrounding blocks feature large single-family dwellings built in the early and mid 1900s. Most structures are well maintained and many have undergone upgrading. Architectural styles represented in the vicinity include San Francisco Victorian, Italianate, Marina, and Contemporary.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also as to how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. The Planning Department in its document titled CEQA Review Procedures for Historic Resources, defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys. Even though the Major Environmental Analysis unit planner has determined that this property falls into **Category B – Historical Resources** (Properties formally listed on or determined to be eligible for listing on the California Register of Historical Resources), the Preservation Planner has determined, based upon further review and evaluation, that this property actually falls into **Category D – Properties determined not to be historic resources or properties for which the city has no information indicating that the property is an historical resource** (Properties which have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource).

The reason why the Major Environmental Analysis unit planner initially thought the subject property at 2523 Steiner Street falls into Category B is because of its reference and association with the adjacent corner property at 2525 Steiner Street. 2525 Steiner Street, built in 1889, is listed on page 296 of Here Today, rated 5 out of a possible 5 in the 1976 Architectural Survey and as such, is considered an historical resource. However, the information provided by the Project Sponsor clearly shows any recognition of an historical resource belongs only to 2525 Steiner Street, and not the subject property at 2523 Steiner Street. Therefore, for the purposes of CEQA evaluation, the subject property is not, nor presumed to be, an historical resource.

DETERMINATION

Since the subject property was only noted as an ""ex carriage house" in the field notes of the Junior League survey and all historical description and evaluation pertain to the corner property at 2525 Steiner Street, the Department has determined that 2523 Steiner Street is not a Category B but rather a

Category D property under CEQA. While the building's original apperance is unknown without further research and field investigation by a qualified architectural historian, Department Staff believes that the building was constructed moderate to low in design quality. Presently, the building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration for the purposes of this historical resource evaluation. Therefore, the Department does not recommend further investigation into the historical value of the property.

G:\TBT\historic\2523 Steiner Street.DOC

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0934E: Demolition and Construction of two-Family Residence
Location: 505-507 Kirkham Street
City and County: San Francisco

Description of Nature and Purpose of Project: The 2,500-square-foot (sf) project site is located at 505-507 Kirkham Street (Block 1855, Lot 045), between 9th and 10th Avenues. The proposed project involves the demolition of an existing two-story, approximately 30-foot-high, two-family residence, and construction of a two-story, 30-foot high, two-family residence. The existing building contains approximately 1,895 gross square feet (gsf). The proposed structure would contain approximately 4, 075 gsf of living space and a ground floor 650-gsf garage with two off-street parking spaces. The project site is located in an RH-2 (Two Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mei Chan – (415) 238-2074

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Section 15301 (l) (2), (State Class Number 1); and Section 3 (b), Class 3

REMARKS: The project site is located in the Inner Sunset neighborhood, on the south side of Kirkham Street, approximately 30 feet west of 9th Avenue. The surrounding blocks feature a mixture of housing types and densities, built in the early to mid 1900s. The structure on the project site was built in 1906; the houses on either side were constructed in 1925 and 1994. (Continued on next page)

Contact Person: Nannie R. Turrell   Telephone: (415) 558-5994

Date of Determination:
February 5, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc:
Mei Chan, Project Sponsor
Tom Wang, SW Neighborhood Planner
Historic Resources Distribution List
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS: (Continued)

Architectural styles in the vicinity include San Francisco Victorian, Italianate, Marina, and Contemporary.[1] The existing building on the project site is representative of the housing type and style common in the Inner Sunset and other early 20th century San Francisco Neighborhoods. The house's architectural style can be generically classified as "Victorian," or more specifically as a "Queen Anne" row house. The building has a full-width front gable roof, a single projecting bay window located on the eastern portion of the building, and a recessed entry doorway. While the primary shape and form of the original building remains intact, the structure has been significantly altered. Furthermore, all of the original architectural details, including a decorative cornice, bracket, molding, and trim work have been removed, leaving the plain façade front absent of any original architectural details.[2]

Planning Department staff believes that the building was constructed as a "contractor's special," and is low to moderate in design quality. The building appears to be in poor condition and does not have extraordinary qualities that merit special consideration for the purposes the historic resource evaluation. Therefore, no further investigation into the historic value of the property is merited.[3]

CEQA Guidelines Section 15301 (l) (2), or Class 1, provides for an exemption from environmental review for demolition and removal of a duplex or similar multifamily residential structure. In urbanized areas, this exemption can apply up to structures containing up to six dwelling units. The proposed project would demolish one two-unit residential dwelling. Therefore the project meets the criteria of Class 1 (l) (2).

CEQA Guidelines Section 15303 (b), or Class 3, consists of construction of limited numbers of small structures, including a duplex or similar multi-family residential structure totaling no more than six dwelling units. The proposed project would construct an approximately 4,725-gsf, two-unit residential building on the project site, which currently contains an approximately 1,895-gsf building. The project site is located in an RH-2 zoning district, which is devoted to one-family and two-family dwelling units. For the reasons given, the proposed project meets the criteria of Class 3 (b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historic resource, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. November 19, 2003. This Memorandum is attached.

[2] Ibid.

[3] Ibid.

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MEMORANDUM

DATE: November 19, 2003

TO: Nannie Turrell
Major Environmental Analysis

CC: Tom Wang, Case Planner
O. Chavez/Historic Resource Impact Review File

FROM: Tina Tam, 558-6325 TBT
Neighborhood Planning

REVIEW BY: Neil Hart
Chief of Neighborhood Planning/Preservation Coordinator

RE: **505 Kirkham Street**
Block 1855, Lot 045
Case No. 2003.0934E
Historic Resources Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the existing two-story, two-family dwelling and to construct a new two-story-over-garage, two-family dwelling.

2. **Property Description**
   The Planning Department's Parcel Information Database and the 3R Report are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property.

   The Department's Parcel Information Database provides a construction date of 1906 for the subject property. The adjacent two buildings are both built much later (1925 and 1994).

3. **Historic Rating/Survey**
   The subject property is currently not rated nor listed on any historic surveys.

4. **Historic District/Neighborhood Context**
The subject building is located in the Sunset District, 25 feet from the corner of Kirkham Street and Ninth Avenue. The surrounding blocks feature a mixture of housing types and densities built in the early and mid 1900s. Most structures are well maintained and many have undergone upgrading. Architectural styles represented in the vicinity include San Francisco Victorian, Italianate, Marina, and Contemporary.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** places that are associated with events that have made a significant contribution to the broad patterns of our history; or

2. **Persons:** places that are associated with the lives of persons significant in our past; or

3. **Architecture:** places that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. **Information Potential:** places that have yielded, or may be likely to yield, information important in prehistory or history.

A building must also have **integrity** to be eligible for the California Register; that is, it must sufficiently retain those physical characteristics that have made it significant.

EVALUATION/ANALYSIS

1. **History**
   Judging from the photographs submitted and the development pattern in the neighborhood, the existing dwelling has been significantly altered. It is with certainty that the facade that currently exists on the property today is not the original and major physical exterior changes were made over the years. The existing building currently has a very plain façade front, absent of any original architectural details.

2. **Period of Significance**
   The subject property is representative of the housing type and style common in the "Inner Sunset" and other early 20th century San Francisco Neighborhoods. The subject house's architectural style can be generically classified as "Victorian" or more specifically as a "Queen Anne" row house.

3. **Character-Defining Features**
   The building is two stories in height with a full-width front gable roof. A single projecting bay window is located on the eastern portion of the building and the entry doorway is recessed.

4. **Integrity**
   The primary shape and form of the original building remains intact. However, the façade's architectural integrity is somewhat compromised by the installation of the horizontal wood siding. All of the original architectural details, including a decorative cornice, bracket, molding, and trim work have been completed removed or covered up by the new wood siding.

DETERMINATION

While it is unclear what the building may look like originally without further research and field investigation by a qualified architectural historian, the Department believes that the building was constructed as a "contractor's special" and is moderate to low in design quality. Presently, the building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration for the purposes of this historical resource evaluation. Therefore, the Department does not recommend further investigation into the historical value of the property.

G:\TBT\historic\505 Kirkham Street.DOC

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2003.1312E: Landmark Transferable Development Rights (TDR) Ordinance
Location:	Citywide
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is a Board of Supervisors ordinance amending the San Francisco Planning Code by amending Section 128 to authorize a lot within a P (Public) zoning district to sell Transferable Development Rights (TDR) if the lot is owned by the City and is adjacent to a C-3 (Downtown) zoning district, the lot contains a local and national landmark, and the TDR proceeds are used to finance, in whole or in part, a project to rehabilitate and restore the landmark structure. Additionally, the proposed ordinance would amend Section 149 of the Planning Code to allow a developer to satisfy the artworks contribution requirement by paying an equivalent sum of money to finance rehabilitation and restoration of the exterior of a City-owned local and national landmark in a P zoning district that is adjacent to a C-3 zoning district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors (Board File No. 031930) sponsored by Supervisor Aaron Peskin.

EXEMPT STATUS:
X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

February 25, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Board of Supervisors
Planning Commission
Jean-Paul Samaha, Planning Department
Paul Lord, Citywide Policy – Planning Department
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

REMARKS (continued from previous page):

The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Planning Code Section 128 currently prohibits a lot zoned P (Public) from being a Transfer Lot from which Transferable Development Rights (TDR) can be transferred in order to increase the allowable gross floor area of development on another lot. Planning Code Section 149 does not currently allow a developer to satisfy the artworks contribution requirement by contributing an equivalent sum of money for an historic structure.

The proposed ordinance would amend Planning Code Section 128 which would authorize a P-zoned lot to transfer TDR if (1) the lot is owned by the City and County of San Francisco and is adjacent to a C-3 (Downtown) district, (2) the lot contains a local and national landmark, and (3) the TDR proceeds are used to finance, in whole or in part, a project to rehabilitate and restore the landmark structure.

The proposed ordinance would also amend Planning Code Section 149 that would allow a developer to satisfy the artwork contribution requirement by paying an equivalent sum of money to finance rehabilitation and restoration of the exterior of a City-owned local and national landmark in a P zoning district that is adjacent to a C-3 zoning district. This proposed amendment would terminate five years after the effective date of this ordinance.

Currently, the only site that meets the above criteria is the Old Mint. The proposed amendments would allow the Old Mint to sell TDR and to receive monetary contributions from a developer who elects to make this contribution as a way of satisfying its artworks contribution requirement. The funds received from sale of the TDR and arts contribution must be used to finance, in whole or in part, rehabilitation and restoration of the Old Mint. The proposed ordinance could apply to any future site that meets the above criteria.

The proposed ordinance in and of itself would have no direct physical consequences, as it would neither stimulate new development nor result in the removal, abatement, or demolition of existing structures. Indirectly, the proposed ordinance would be less restrictive than the current zoning regulations. The proposed ordinance could promote an increase in the density potential for future developments in the C-3 zoning district. TDR can currently be purchased, however, there is a fixed pool of TDR available. The proposed ordinance would increase the amount of TDR available for purchase.

By its nature, TDR enables a shift in development from one geographical location to another. In this case, the proposed ordinance would generally shift development potential from sites zoned P to sites zoned C-3, which is downtown San Francisco. It is too speculative to predict with any certainty how much "new" development may result from the proposed process change, specifically where and when such development might be proposed, and hence, what environmental impacts may result. However, it is unlikely that change in process would significantly change the size and density of proposed projects, given that existing density, height and bulk limits would not be affected by the revisions to the Planning Code as stated above.

Furthermore, any potential proposed project utilizing the TDR from the proposed ordinances would be subject to its own environmental review and the potential environmental impacts would be analyzed when such a project is proposed. Development of any site meeting the criteria of the proposed ordinance choosing to sell TDR would also be evaluated to determine the appropriate level of environmental review.

This would include an assessment of whether the proposed rehabilitation, restoration, and reuse would result in significant impacts on historical resources (local and national landmarks are considered historical resources under CEQA).

For the reasons describe above, the proposed legislation would have no significant environmental effects and thus is appropriately exempt from environmental review under the General Rule Exclusion.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0934E: Demolition and Construction of two-Family Residence
Location: 505-507 Kirkham Street
City and County: San Francisco

Description of Nature and Purpose of Project: The 2,500-square-foot (sf) project site is located at 505-507 Kirkham Street (Block 1855, Lot 045), between 9th and 10th Avenues. The proposed project involves the demolition of an existing three-story, approximately 30-foot-high, two-family residence, and construction of a three-story, 30-foot high, two-family residence. The existing building contains approximately 1,895 gross square feet (gsf). The proposed structure would contain approximately 4, 075 gsf of living space and a ground floor 650-gsf garage with two off-street parking spaces. The project site is located in an RH-2 (Two Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mei Chan – (510) 986-2865

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Section 15301 (l) (2), (State Class Number 1); and Section 3 (b), Class 3

REMARKS: The project site is located in the Inner Sunset neighborhood, on the south side of Kirkham Street, approximately 30 feet west of 9th Avenue. The surrounding blocks feature a mixture of housing types and densities, built in the early to mid 1900s. The structure on the project site was built in 1906; the houses on either side were constructed in 1925 and 1994. (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
March 2, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Mei Chan, Project Sponsor
Tom Wang, SW Neighborhood Planner
Historic Resources Distribution List
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

Architectural styles in the vicinity include San Francisco Victorian, Italianate, Marina, and Contemporary.[1] The existing building on the project site is representative of the housing type and style common in the Inner Sunset and other early 20th century San Francisco Neighborhoods. The house's architectural style can be generically classified as "Victorian," or more specifically as a "Queen Anne" row house. The building has a full-width front gable roof, a single projecting bay window located on the eastern portion of the building, and a recessed entry doorway. While the primary shape and form of the original building remains intact, the structure has been significantly altered. Furthermore, all of the original architectural details, including a decorative cornice, bracket, molding, and trim work have been removed, leaving the plain façade front absent of any original architectural details.[2]

Planning Department staff believes that the building was constructed as a "contractor's special," and is low to moderate in design quality. The building appears to be in poor condition and does not have extraordinary qualities that merit special consideration for the purposes the historic resource evaluation. Therefore, no further investigation into the historic value of the property is merited.[3]

CEQA Guidelines Section 15301 (l) (2), or Class 1, provides for an exemption from environmental review for demolition and removal of a duplex or similar multifamily residential structure. In urbanized areas, this exemption can apply up to structures containing up to six dwelling units. The proposed project would demolish one two-unit residential dwelling. Therefore the project meets the criteria of Class 1 (l) (2).

CEQA Guidelines Section 15303 (b), or Class 3, consists of construction of limited numbers of small structures, including a duplex or similar multi-family residential structure totaling no more than six dwelling units. The proposed project would construct an approximately 4,725-gsf, two-unit residential building on the project site, which currently contains an approximately 1,895-gsf building. The project site is located in an RH-2 zoning district, which is devoted to one-family and two-family dwelling units. For the reasons given, the proposed project meets the criteria of Class 3 (b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historic resource, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. November 19, 2003. This Memorandum is attached.

[2] Ibid.

[3] Ibid.

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MEMORANDUM

DATE: November 19, 2003

TO: Nannie Turrell
Major Environmental Analysis

CC: Tom Wang, Case Planner
O. Chavez/Historic Resource Impact Review File

FROM: Tina Tam, 558-6325 TBT
Neighborhood Planning

REVIEW BY: Neil Hart
Chief of Neighborhood Planning/Preservation Coordinator

RE: **505 Kirkham Street**
Block 1855, Lot 045
Case No. 2003.0934E
Historic Resources Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to demolish the existing two-story, two-family dwelling and to construct a new two-story-over-garage, two-family dwelling.

2. **Property Description**
The Planning Department's Parcel Information Database and the 3R Report are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property.

   The Department's Parcel Information Database provides a construction date of 1906 for the subject property. The adjacent two buildings are both built much later (1925 and 1994).

3. **Historic Rating/Survey**
The subject property is currently not rated nor listed on any historic surveys.

4. **Historic District/Neighborhood Context**
The subject building is located in the Sunset District, 25 feet from the corner of Kirkham Street and Ninth Avenue. The surrounding blocks feature a mixture of housing types and densities built in the early and mid 1900s. Most structures are well maintained and many have undergone upgrading. Architectural styles represented in the vicinity include San Francisco Victorian, Italianate, Marina, and Contemporary.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** places that are associated with events that have made a significant contribution to the broad patterns of our history; or

2. **Persons:** places that are associated with the lives of persons significant in our past; or

3. **Architecture:** places that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. **Information Potential:** places that have yielded, or may be likely to yield, information important in prehistory or history.

A building must also have **integrity** to be eligible for the California Register; that is, it must sufficiently retain those physical characteristics that have made it significant.

EVALUATION/ANALYSIS

1. **History**
   Judging from the photographs submitted and the development pattern in the neighborhood, the existing dwelling has been significantly altered. It is with certainty that the facade that currently exists on the property today is not the original and major physical exterior changes were made over the years. The existing building currently has a very plain façade front, absent of any original architectural details.

2. **Period of Significance**
   The subject property is representative of the housing type and style common in the "Inner Sunset" and other early 20th century San Francisco Neighborhoods. The subject house's architectural style can be generically classified as "Victorian" or more specifically as a "Queen Anne" row house.

3. **Character-Defining Features**
   The building is two stories in height with a full-width front gable roof. A single projecting bay window is located on the eastern portion of the building and the entry doorway is recessed.

4. **Integrity**
   The primary shape and form of the original building remains intact. However, the façade's architectural integrity is somewhat compromised by the installation of the horizontal wood siding. All of the original architectural details, including a decorative cornice, bracket, molding, and trim work have been completed removed or covered up by the new wood siding.

DETERMINATION

While it is unclear what the building may look like originally without further research and field investigation by a qualified architectural historian, the Department believes that the building was constructed as a "contractor's special" and is moderate to low in design quality. Presently, the building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration for the purposes of this historical resource evaluation. Therefore, the Department does not recommend further investigation into the historical value of the property.

G:\TBT\historic\505 Kirkham Street.DOC

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MEMORANDUM

To: Distribution List

From: Nannie Turrell, 558-5994

Subject: Re-issuance of Categorical Exemption for 505-507 Kirkham Street

Date: March 2, 2004

The categorical exemption issued for 505-507 Kirkham Street on February 5, 2004 has been rescinded because the height of the existing and proposed buildings was given as two story, when in fact they are three story buildings. The categorical exemption has been corrected and is being re-issued. See attachment.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1158R, United Nations Plaza Improvements
Location: United Nations Plaza, between McAllister, Market, 7th and Hyde Streets
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located in the Civic Center Historic District and is bounded by McAllister Street on the north, Market Street on the south, an extension of 7th Street on the east, and Hyde Street on the west (Block 0351, Lots 039, 041, and 049). The 2.6-acre plaza is a prime open space in the mid-Market Street area that also serves as a major pedestrian hub and thoroughfare for both surface and underground transportation systems. United Nations Plaza was constructed in the 1970s, and commemorates the founding of the United Nations in the Civic Center in 1945. The entire area is paved in brick, with granite borders that echo the principle materials of the Civic Center buildings. United Nations Plaza provides a pedestrian approach to the Civic Center and a direct view from Market Street to City Hall. (Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Judy Mosqueda, Department of Public Works (415) 558-4039

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301, and 15331; (State Class Numbers 1 and 31).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
March 5, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.
MAR 15 2004
SAN FRANCISCO
PUBLIC LIBRARY

cc:
Judy Mosqueda, Department of Public Works
Frank Filice, Department of Public Works
Jonas Ionin, Acting Northeast Quadrant Team Leader
Historic Preservation List
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Description of Nature and Purpose of Project: (Continued)

The government Services Administration (GSA), the Orpheum Theatre, and commercial office buildings surround the plaza. The proposed project includes the following: the addition of two fixed location kiosks; movable seating in conjunction with the kiosks; installation of new pedestrian lighting; and retrofitting select light pylons along the Fulton Street corridor with new light fixtures and lamps; and installing electrical outlets and providing flexible performance/exhibit space for programmed activities. The project would also include the installation of a permanent and transparent barrier around the perimeter of the United Nations fountain; removal and relocation of the Simon Bolivar Statue; and working with the GSA to remove a portion of the wall extending from the 50 United Nations Plaza building behind the fountain.

The Department of Public Works (DPW) conducted a three-year planning process for the proposed project, involving the local community, and neighborhood and political groups. United Nations Plaza designer, Lawrence Halprin, was also consulted and is in support of the proposed changes. The project is intended to increase public safety, encourage plaza use, and create a more pleasant and welcome urban environment. In August of 2000, the Landmarks Preservation Advisory Board provided DPW with review comments for the July 31, 2000 Historic Property Survey and Finding of Effect reports in compliance with Section 106 of the National Historic Preservation Act. An addendum to the Finding of Effect report was incorporated into the final version of the Historic Property Survey and Finding of Effect reports dated August 22, 2000.

United Nations Plaza is located in the Civic Center Historic District, which is listed on the National Register of Historic Places. One Fulton Street (Assessor's Block 0351, Lot 041) has a California Historical Resources Status Code of 1D (Contributor to a district or multiple resources property listed in the National Register by the Keeper. The proposed project site is located in a C-3-G (Downtown Residential Commercial). A portion of the project site (Assessor's Block 0351, Lots 039 and 041) is in an 80-X height and bulk district; another part of the site (Assessor's Block 0351, Lot 49) is in a 120-X height and bulk district.

REMARKS: (Continued)

United Nations Plaza is located within the Civic Center Historic District, a designated historic district per Article 10, Appendix J of the *San Francisco Planning Code*. The Civic Center is designated as both a National Historic Landmark District and an Historic District on the National Register of Historic Places. These designations recognize that certain properties within the Historic District are worthy of preservation, and that alterations undertaken both in the local and federal districts shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.[1]

The San Francisco Civic Center is an exemplary "City Beautiful" complex in the best of the American Academic Beaux Arts tradition. It was designed and built in the revival of classical style, stemming from the Chicago World's Fair of 1893 that has been called the "American Renaissance." The San Francisco Civic Center Historic District consists of an aggregation of monumental buildings around a central open space, with additional buildings extending the principal axis at either end. It includes all or part of fifteen city blocks. There are eight major buildings, a group of secondary buildings, three unrealized building sites, and a large plaza within the historic district.[2]

At the time the Civic Center Historic District took form, geography and historical events had made San Francisco *the* center of western America. The monumental classical architecture for the City's central public space expressed the City's new international importance, as well as the belief that such inspiring surroundings should be democratically available to all, not just a privileged few. The Exposition auditorium, the Central Plaza, and the Powerhouse were completed before the 1915 Panama-Pacific Exposition and the new City Hall was completed in late 1915. The library was completed in 1916; the State Building in 1921; the Public Health Building in 1932 and the Old Federal Building in 1936. The present Opera House and Veterans Building expanded the Civic Center to the west in 1932 and 1933, respectively, in the manner the original proponents envisioned. The original plaza was excavated in 1956 to add the underground parking garage. United Nations Plaza, which opens the vista to the east of City Hall consistent with the original vision of the Civic Center, was created in the mid-1970s.[3]

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[1] *City and County of San Francisco Planning Code*. Amended December 2003.

[2] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. November 26, 2003.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that United Nations Plaza is an historical resource as defined by the California Environmental Quality Act (CEQA). The United Nations Plaza was completed in 1978, and does not fall within the period of significance for the Civic Center National Register Historic District and for the National Historic Landmark District, which is 1913-1951. The documentation for both historic district nominations is silent on the significance of the United Nations Plaza. However, the Department of the Interior maintains that all properties within the boundary of the National Historic Landmark District are considered eligible unless stated otherwise. The plaza appears to be in good condition. According to the National Register definition of historic integrity, the plaza retains all seven qualities: location, design, setting, materials, workmanship, feeling, and association. The site improvements proposed for United Nations Plaza are minor in nature and will have no effect on identified resources within the Civic Center Historic District.[4] This determination was based on the fact that the improvements comply with the Secretary of the Interior's Standards, which are stated below:

> Standard No. 9
>
> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
>
> Standard No. 10
>
> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and 31.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would make improvements, which would include new kiosks, movable seating, lighting, and a barrier around the perimeter of the United Nations fountain. The proposed project involves no expansion in the size or use of United Nations Plaza, and therefore, meets the criteria of Class 1.

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[3] Ibid.

[4] Ibid.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. None of the proposed improvements would impact any of the character-defining features of United Nations Plaza, or have any adverse impact on the Civic Center Historic District. The proposed changes would be minor and would comply with the Secretary of the Interior's Standards. For these reasons, and those stated above, the proposed project meets the criteria of Class 31,

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although United Nations Plaza is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: Nannie Turrell, Major Environmental Analysis

CC: O. Chavez/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: November 26, 2003

RE: **United Nations Plaza**
Block 0351; Lot 039, 041, 049
Case No. 2003.1158R
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The scope of work has been selected to retain the spirit of the plaza's original design while providing for modern day uses. The plaza improvements include the following: the addition of two fixed location kiosks, movable seating in conjunction with the kiosks, the installation of new pedestrian lighting, and retrofitting select existing light pylons along Fulton Street corridor with new light fixtures and lamps. The project will also include the installation of a permanent and transparent barrier around the perimeter of the United Nations fountain, removal and the relocation of the Simon Bolivar Statue and working with the property owner at 50 UN Plaza (GSA owned) to remove a portion of the wall extending from the building behind the fountain.

2. **Property Description**
The 1-acre United Nations Plaza commemorates the founding of the United Nations in the Civic Center in 1945. It consists of former Fulton Street, between Market and Hyde, and Leavenworth, between Market and McAllister, which have been converted into a pedestrian plaza. The entire area is paved in brick, with granite borders that echo the principle materials of the Civic Center buildings. United Nations Plaza provides a pedestrian approach to the Civic Center and a clear view form Market Street to City Hall.

3. **Historic Rating/Survey**
The UN Plaza is located in the Civic Center Historic District per Article 10, Appendix J of the San Francisco Planning Code, the San Francisco Civic Center Historic District listed on the National Register of Historic Places, and it is in the

National Historic Landmark District. 1 Fulton Street (Assessor's Block 0351, Lot 041) has a California Historical Resources Status Code of 1D (Contributor to a district or multiple resources property listed in NR by the Keeper.

4. **Historic District/Neighborhood Context**

The San Francisco Civic Center possesses a unique place and significance in the areas of architecture, history, and environment worthy of protection as an historic district.

The land on which the Civic Center stands was declared a City Hall Reservation as early as 1870. Portions of that reservation land were sold to raise funds for city hall construction, and Old City Hall—located on the site that had first been used as the Yerba Buena Cemetery, approximately where the present library stands—was erected between 1871 and 1897, in a lengthy project marked by the now well known city government corruption of that time.

In 1899, B.J.S. Cahill, with the encouragement of Mayor Phelan, proposed a grander vision for the area, with the dual goal of clearing up land titles clouded by the dubious practices of the promoters of the Old City Hall and, at the same time, of creating an imposing setting for the entire area. This plan envisioned clearing out smaller structures and visually uniting the remaining monumental structures—Old City Hall, the Main Post Office, the Hibernia Bank building, and other larger structures—and setting them off against new open spaces (such as a planned extension of the Golden Gate Park panhandle to Market Street). Conflicting new developments were blocked for a time, but the plan eventually failed, in large part because of general distrust—bred of experience, perhaps—of large government projects.

Undaunted, former Mayor Phelan soon led the formation of an Association for the Improvement and Adornment of San Francisco. In 1904, the Association invited Daniel Burnham to design a grand plan for the city, with B.J.S. Cahill providing a design for the Civic Center. This produced two visions of the Civic Center: Cahill, with the practicality borne of personal and local experience, proposed using existing structures and city-owned land to create a central plaza, surrounded by major buildings, and, again, connected to a Golden Gate Park panhandle extension; Burnham proposed a grander Civic Center, with buildings connected by a generally circular series of boulevards and grand open vistas. The Burnham Plan, though politically impractical, fired the public imagination and was submitted to and adopted by the Board of Supervisors on September 27, 1905. Following the 1906 earthquake, the public desire to rebuild and reclaim what had just been lost con-firmed in practice what Cahill had perceived before: that political expediency set limits to the definition of the Civic Center. Competition continued between the different views of Burnham and Cahill of what the Civic Center might become, but by 1912 the Board of Supervisors had endorsed the Cahill Plan as modified in 1909. The momentum of growing civic pride and the Civic Center development effort—spearheaded by then-Mayor Rolph and the coming of the 1915 Panama-Pacific Exposition—was focused into the general outlines sketched by Cahill.

Mayor Rolph, a reform candidate, saw the Civic Center as a central civic improvement, the symbol of a new unity of the people under a new and honest political era and a permanent expression of the grandeur and vitality, which the 1915 Exposition would exemplify on a temporary scale.

The World Columbian Exposition in Chicago, in 1893, was the source of inspiration for the "City Beautiful" movement which emphasizes formal plan and composition of monumental scale, neo- classical style buildings fronting plazas, boulevards and grand public gathering spaces. The order, harmony, cleanliness, and grandeur of the exhibition, called "The White City," was in sharp contrast to the rapid, chaotic growth that most U.S. cities had experienced in the preceding era of rapid immigration and industrialization.

Several world's fairs were held throughout the country in the later 1800's, spreading the ideals of classical architecture, Beaux Arts forms, and the concepts of planning and cooperation for ensemble effect in design. These planning and design schemes were an important influence for forty years, with their primary manifestation coming in designs for cities, parks, and civic centers. Numerous city plans were commissioned in the early years, but only Cleveland and San Francisco implemented a portion of their plans, with San Francisco more nearly reaching completion.

The historic significance of the "City Beautiful" movement lies in the manner in which it reformed and refocused architectural vision, contributing to some-thing of a national style of architecture; and, on a practical level, in the formation of city planning departments and schools or courses devoted to city planning.

The design of the San Francisco Civic Center is an example of the development of those significant contributions. More particularly, the San Francisco Civic Center is an expression of a nation ready to display its new international importance in an architectural statement. At the time it took form, geography and historical events had made San Francisco *the* center of western America. Monumental classical architecture for the city's central public space expressed this consciousness, as well as the accompanying belief that such inspiring surroundings should be democratically available to all, not just a privileged few.
The Exposition Auditorium, the Central Plaza, and the Powerhouse were completed before the 1915 Panama-Pacific Exposition, and the new City Hall was completed in late 1915. The library was completed in 1916; the State Building in 1921; and the Public Health Building in 1932 and the Old Federal Building in 1936. The present Opera House and Veterans Building expanded the Civic Center to the west in 1932 and 1933, respectively, much in the manner the original proponents envisioned. The original plaza was excavated in 1956 to add the underground parking garage. United Nations Plaza, which opens the vista to the east of City Hall in a manner consistent with the original vision of the Civic Center, was created in the mid-1970's.

It is an exemplary City Beautiful complex in the best of the American Academic Beaux Arts tradition. Designed and built in the revival of classical style, stemming from the Chicago World's Fair of 1893 that has been called the "American Renaissance," it succeeds in making a strong impression of Civic dignity and pride. The San Francisco Civic Center Historic District consists of a principal aggregation of monumental buildings around a central open space, with additional buildings extending the principal axis at either end. It includes all or part of the fifteen city blocks. There are eight major buildings, a group of secondary buildings, three unrealized building sites, and a large plaza within the Historic District.

Each building in the Civic Center was faced with the problem of providing modern, functional facilities in a classical idiom. The classical Beaux Arts style was deemed suitable as the traditional style of American governmental buildings, and was amenable to City Beautiful ideals of harmony among many buildings on a grand scale. The formal composition of "City Beautiful" architecture, plantings, street embellishments and plazas was meant to be an expression of civic authority and pride—intending to impress and overawe. The classical style aptly expressed the mood of a nation eager to redefine its newly achieved international importance in architectural terms. It reflected a mood and an existing state of affairs as much as an inspiration to dominance. In San Francisco, it represented the city's emergence as a regional center of national importance, and within the city, it symbolized the united efforts of a population recently divided along many lines.

In terms of "democratic" architecture, or architecture for an ever larger segment of the population, monumental classical architecture uncompromisingly demonstrated the enhanced concern for the general public. Only a few years earlier, such splendor was exclusively reserved for the rich and the privileged few. To this day, no greater public interiors have been built in the United States than those influenced by and representative of the City Beautiful Movement, including among the very finest, the San Francisco City Hall.

Within the scope of turn of the century classical architecture in the United States, the San Francisco Civic Center contains several fine examples of the mode and one superlative example in its City Hall. The other buildings in the group, although less interesting individually cannot properly be evaluated in the same way. In particular, the State Building, the Federal Building, the Health Building and the War Memorial group would probably appear rather dull compared to City Hall, as if they were missing an essential ingredient. But seen in the context of the Civic Center as a whole, and in relation to City Hall, all the buildings together achieve distinction.

The criteria on which the buildings are judged, then, must be the degree to which each enhances the group without distracting from City Hall. These qualities are achieved through a harmony of color, material, scale, size, texture, rhythm and style. Within these constrictions the buildings achieve individual interest through the imaginative manipulation of the elements.

The historic Civic Center buildings are unified in the Beaux Arts classical design. They are organized into horizontal bands of vertically proportioned elements, with the grand order of the facade displayed on two or three floors above a usually rusticated base of one or two ground and partially sub-ground floors. Civic Center Historic District contains standard features such as overall form, massing, scale, proportion, orientation, depth of face, fenestration and ornamentation, materials, color, texture, architectural detailing, facade line continuity, decorative and sculptural features, street furniture, granite curbing and grille work.

The Civic Center is designated as a local historic district and in addition to both the National Historic Landmark District and a Historic District on the National Register of Historic Places, the former designation occurred on February 27, 1987, the latter, October 10, 1978. These designations offer recognition that certain properties within the Historic District are worthy of preservation and alterations undertaken both in the local and federal districts shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Said Standards were adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of October 2, 1985, the amended Standards were readopted by the Landmarks Board at its Regular Meetings of February 6, 1991 and August 3, 1994. (Added by Ord. 413-94, App. 12/23/94)

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to “historical resources” under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a) (3) of CEQA, and if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   The United Nations Plaza was completed in 1978, is commemorative in nature and does not fall within the Districts' areas of significance. See Historic District/Neighborhood Context above. The documentation for both historic district nominations is silent on the significance of the UN Plaza, however it was constructed outside of the period of significance. The Department of the Interior maintains that all properties within the boundary of the National Historic Landmark District are considered eligible unless stated otherwise.

2. **Period of Significance**
   The period of significance for the Civic Center National Register Historic District and for the National Historic Landmark District is 1913 to 1951.

3. **Character-Defining Features**
   The 1-acre United Nations Plaza commemorates the founding of the United Nations in the Civic Center in 1945. It consists of former Fulton Street, between Market and Hyde, and Leavenworth, between Market and McAllister, which have been converted into a pedestrian plaza. The entire area is paved in brick, with granite borders that echo the principle materials of the Civic Center buildings. United Nations Plaza provides a pedestrian approach to the Civic Center and a clear view form Market Street to City Hall.

4. **Integrity**
   The plaza appears to be in good condition. According to the National Register definition of historic integrity, the plaza retains all seven qualities: location, design, setting, materials, workmanship, feeling, and association.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
   N/A

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The site improvements proposed for the United Nations Plaza are minor in nature and will have no effect on identified resources within the three Civic Center Historic Districts. The improvements comply with the Secretary of the Interior's Standards (specifically No. 9 and 10) , and there will be no adverse effect.

Standard No. 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard No. 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.

N/A

4. Whether the proposed project may have an adverse effect on off-site historical resources.

N/A

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1033E, Addition to a Single Family Residence
ocation: 2707 Larkin Street
ity and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2707 Larkin Street between Chestnut and rancisco Streets (Block 0477, Lot 003). The proposed project involves a 700-square foot, one-story vertical addition to n existing three-story over basement single family home. The addition would be setback 13-feet 10-inches from the xisting building face, and would be about 26-feet 10-inches wide by 28-feet deep by 10-feet tall. The project would also nclude new roof decks at the front and rear of the addition. The roof deck in the front would extend about six feet toward he front of the building. The addition would feature the same vertical wood siding used on the rest of the house. The xisting building is approximately 30 feet tall. With the proposed addition, the building would be 40 feet tall. The site is ocated in an RH-2 (Residential, House, Two-Family) zoning district and 40-X height and bulk district. The subject roperty is listed in *Here Today*, a local survey adopted by the Board of Supervisors on May 11, 1970; Resolution No. 68-70. The survey is, therefore, an adopted local register under the California Environmental Quality Act (CEQA).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
abriel Y. Ng, AIA (415) 563-6655

XEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301; (State Class Number 1).

EMARKS: (Continued on next page)

ontact Person: Nannie R. Turrell Telephone: (415) 558-5994

ate of Determination:

April 8, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

c:
Gabriel Y. Ng, AIA
Mat Snyder, Southeast Quadrant Team Planner
Historic Preservation List
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

The property was also included in the Planning Department's 1976 Architectural Survey and received a rating of "3" out of a possible "5." Because the property is included in *Here Today*, it is a presumed historic resource. (Properties included in a local register of historic resources, as defined by Public Resources Code section 5020.1(k), or identified as significant in a historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.)

Current photographs of the building, and the building permit history show that the building was significantly altered in 2000. The building, constructed in 1903, is described in *Here Today* as follows: "Owner architect Joseph Esherick has remodeled the interior of the house. Outside, a lead and glass canopy over the door presents an interesting digression from the simple lines of the Bay Area Shingle House." The original building, featured a central massing element with a centered bay, which continued to the ground, and did not end above a garage, as the structure does today. The center bay was angled, not squared, at the second level, and had a different window pattern from the current one. An ornamental shingle treatment that was originally between the ground/first floor and the second floor is no longer present. A lead and glass canopy described in *Here Today*, and a front garden noted in the 1976 Architectural Survey, no longer exist. While Planning Department staff believes the building has not retained its integrity, the building is a "presumed resource," under the Department's CEQA Review Procedures for Historic Resources, and is an historic resource for the purposes of the California Environmental Quality Act (CEQA).[1]

The evaluation of properties for potential impacts to "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 2707 Larkin Street to determine whether the proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation or if any proposed modification would materially impair the resource.

The applicable portions of the Secretary of the Interior's Standards for Rehabilitation that pertain to the proposed alterations are:

Standard No. 2
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard No. 9
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposed addition would be setback on the upper floor by about 14-feet, or the depth from the front of the house to the portion of the house where the house takes up the full width of the lot. The house is principally viewed from the south, where the neighboring upper story addition would partially obstruct the view of the proposed addition. Because of the addition's setback, the main form of the existing facade including the central massing element, bay window, and shallow hipped roof would retain their prominence. While the new addition would be visible from the street, it would be visually subservient to the existing façade features. The proposed project originally included a central hipped porch like element that competed with the existing façade. This element has been deleted from the project, and therefore the proposed project is consistent with the relevant Secretary of the Interior Standards for Rehabilitation.[2]

---

[1] Memorandum from Mat Snyder, Preservation Technical Specialist, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis, February 25, 2004.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e) provides for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure or 2,500 square feet whichever is less; or 10,000 square feet if the structure is in an are where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 700 square feet to an existing 2,598-square foot single family residence in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Because the proposed project is set back and visually subservient to the front façade of the existing building it is consistent with the Secretary of the Interior Standards for Rehabilitation. It would not result in a significant effect on an historical resource, and therefore is exempt from environmental review under Class 31.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site may be an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Email from Mat Snyder, Preservation Technical Specialist, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis, April 1, 2004.

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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Mat Snyder, SE Quadrant Planner / Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: March 8, 2004

RE: **2707 Larkin Street**
Block 0477, Lot 003
Case No. 2003.1033E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposed project is to add a one-story vertical addition of approximately 700 square feet to an existing single-family house. The addition would be setback 13-feet, 10-inches from the existing building face and would be 26-feet 10-inches wide by about 28-feet deep by about 10-feet tall. The project would also include new roof decks at the front and rear of the new addition. The roof deck in the front would extend about 6-feet toward the front of the building. The addition would feature the same vertical wood siding used on the rest of the house. A false-sloped roof would cap the addition with a hipped pediment at its center.

2. Property Description

The subject property is a three-story-over-basement single-family house. It features a central massing element with a center bay. The central massing element is capped with a shallow hipped roof that has a generous eave that extends over the square bay window. The entry stairs and first and second story square balconies flank the central massing element. The subject house is finished with vertical wood siding and features restrained ornamental trim under the eave and *around the windows. Metal railings align the front story balconies; the front yard is bordered with a metal fence with brick pylons.*

3. **Historic Rating/Survey**
The subject property was included in HERE TODAY. The description for the property in HERE TODAY is as follows:

> *Owner architect Joseph Esherick has remodeled the interior of this house. Outside, a lead and glass canopy over the door presents an interesting digression from the simple lines of the Bay Area Shingle House. (p. 278).*

The project was also included in the Department's 1976 Architectural Survey.

4. **Historic District/Neighborhood Context**
The property is not within any historic district. Photographs show the adjacent two neighboring building that appear to have been constructed in the early 20th Century Shingle Style.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Presumed Historic Resource.** (Properties included in a local register of historical resources, as defined by Public Resources Code sections 5020.1(k), or identified as significant in an historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.)

EVALUATION/ANALYSIS

1. **History**
Department's Parcel Information Database shows that the building was constructed in 1903. Photographs submitted with the environmental application and included with the survey sheet for the 1976 Survey show a three-story building sheathed in wood shingles. The original building featured a central massing element with a centered bay, but the bay continued to the ground, and did not end above a garage, as the structure does today. The center bay was angled, not squared, at the second level, and had a different window pattern. There was an ornamental shingle treatment between the ground/first story and the second story that is no longer present. A lead and glass canopy mentioned in the description in Here Today, and a front garden noted in the 1976 Architectural Survey no longer appears to exist.

In 1999, the property owner obtained a building permit for a horizontal and vertical addition. Further related building permits were applied for in 1999 and 2000. Photographs of the building today show a very different façade as described above under Property Description. Some of main elements of the façade, such as the central massing element and shallow hipped roof with its generous eave have been incorporated into the new façade design, but most of the other features have been dramatically changed.

2. **Period of Significance**
The period of significance would be the date of the building's construction on 1903.

3. **Character-Defining Features**
The character defining features would be those listed in the description of the original building.

4. ***Integrity*** *Staff believes that the property has not retained its integrity since it was initially surveyed. It is a taller by a story at the front, includes a garage, has different window patterns and has horizontal wood siding instead of shingles. Elements mentioned in the description in* *Here Today* *and mentioned in the 1976 Architectural Survey form no longer appear to be present.*

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
The building is a "presumed resource", under the Department's CEQA Review Procedures for Historic Resources.

2. **If the property appears to be or is presumed to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The proposed addition would be setback on the upper floor by about 14-feet, or the depth from the front of the house to the portion of the house where the house takes up the full width of the lot. The addition would be about ten-feet tall with an additional one-and-a-half foot tall parapet.

   The house to the south has an upper story addition that is setback about five-feet from its front wall. The house is on a block that dead-ends to the north. Therefore, the house is principally viewed from the south, where the neighboring upper story addition will partially obstruct the view of the proposed addition.

   Because of the addition's setback, the main form of the existing façade including the central massing element, bay window, and shallow hipped roof would retain their prominence. While the new addition would be visible from the public street, it would be visually subservient to the existing façade features.

   While staff believes that the project generally meets the Secretary of Interior Standards, there are some modifications that staff believes are necessary help assure that the addition remains visually subservient.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   Staff believes that the addition should be made as visually discreet as possible and that there should be no design elements that compete with the existing façade. Therefore, staff is recommending that the central hipped porch like element of the addition be removed.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
   Not applicable.

Mathew Snyder

04/01/2004 04:51 PM

To: Nannie Turrell/CTYPLN/SFGOV@SFGOV
cc:
Subject: FW: 2707 Larkin Street

Nannie --

Per the below, the property owners of 2707 Larkin Street have agreed to delete the central hipped element of the addition from their plans. Therefore, the project meets the Secretary of Interior Standards.

Mat

----- Forwarded by Mathew Snyder/CTYPLN/SFGOV on 04/01/2004 04:41 PM -----

"James A. Reuben"
<jreuben@reubenlaw.com>

04/01/2004 04:14 PM

To: <Mathew.Snyder@sfgov.org>
cc: <cclombardo@hotmail.com>
Subject: FW: 2707 Larkin Street

Matt Will this do it? Let me know

From: GNGAIA@aol.com [mailto:GNGAIA@aol.com]
Sent: Thursday, April 01, 2004 9:51 AM
To: jreuben@reubenlaw.com
Cc: RorceConstInter@aol.com
Subject: Re: 2707 Larkin Street

Jim,

I talked to the Owner's representative Rorce Lo, he said the owner ok the removal of the central hipped element of the
addition. We will go ahead make the revision & submit it. Thanks!

Gabriel Y. Ng, AIA
415-563-6655
Fax 563-8823

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition, Relocation, and Restoration of Four Earthquake Shacks
Location: 4329 and 4331 Kirkham Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 4329 and 4331 Kirkham Street between 47th and 48th Avenues, on Assessor's Block 1893, Lot 043. The proposed project includes the relocation of four earthquake shacks from their current location on Kirkham Street to an interim location at Treasure Island, where they would be restored prior to being moved to an as yet unknown permanent site. A team of experts from various fields would acquire the requisite permits; abate environmental hazards; salvage historic fabric not part of the original shacks; demolish and dispose of non-contributing fabric; detach the shacks from each other; and move them to their interim home. Once they arrive at Treasure Island, the shacks would be carefully protected against vandalism and weather, and would be restored in compliance with the Secretary of the Interior's Standards for Restoration. (Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Ridge Green, RGM and Associates (925) 787-0790

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and (e), and 15331]; Class Numbers: 1 & 31.

REMARKS: The evaluation of properties for potential impacts to historical resources under California Environmental Quality Act (CEQA) is a two-step process: the first is to determine whether the property is an "historical resource;" and the second is to evaluate whether the action or project proposed would cause a "substantial adverse change" to the "historical resource." (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination:
April 8, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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N. Moses Corrette, TAC Team
Historic Resources Mailing List
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Description of Nature and Purpose of Project, cont'd:

The shacks were constructed after the 1906 earthquake and subsequently moved in 1907 to their current location on Kirkham Street. After they were moved, the four shacks were combined to form two separate residential dwellings. The building at 4329 Kirkham Street is set back 12 ½ feet (ft) from the sidewalk, and is composed of one "Type A" shack (10 ft by 14 ft) and one larger "Type B" shack (14 ft by 18ft). The building at 4331 Kirkham Street is located in the southwest corner of the lot, approximately 15 ft from 4329 Kirkham Street. It is composed of two Type A shacks. Both structures have stud-frame additions, although the earthquake shacks themselves are simple plank-frame structures with 4-inch by 4-inch corner posts, 2-inch by 4-inch sills, plates, joists and rafters. The project site is within an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.

Remarks, cont'd:

The four earthquake shacks appear to be eligible for listing in the California Register of Historical Resources under Criteria 1 (Events) and Criteria 3, Architecture, as contributors to a potential multiple property district consisting of surviving earthquake shacks in the Northern San Francisco Peninsula.[1] The structures are therefore "historical resources" as defined in Section 15064.5(a)(3) of CEQA. The shacks are significant under Criteria 1 for their association with arguably the most important historical event ever to affect San Francisco: the 1906 Earthquake and Fire. Thousands of largely identical earthquake or "refugee" shacks were hurriedly erected for homeless San Franciscans. As mass-produced emergency housing, earthquake shacks were perhaps unprecedented in the United States.[2]

The shacks also appear to be eligible for listing under Criterion 3 as four reasonably intact and increasingly rare earthquake shacks in San Francisco. No one knows how many of these shacks survive in San Francisco. Between 1907 and 1909, several thousand were hauled all over San Francisco and its environs, particularly the undeveloped outlying sections of the City and its suburbs. The earthquake shacks were often combined with one another and remodeled to create larger more permanent dwellings, or pushed to the rear of lots to serve as sheds. Surveys performed by earthquake shack expert, Jane Cryan, list only a handful of surviving shacks. Reconnaissance surveys by historians of the Western Neighborhoods Project, the organization that would be responsible for moving and restoring the shacks, suggest there may be more earthquake shacks in the area, particularly in Daly City and the southern part of San Francisco.[3]

As noted in the February 17, 2004 letter written by Christopher VerPlanck of Page & Turnbull, Inc. on behalf of the project sponsor, the project would utilize the Secretary of the Interior's Standards for Restoration.[4] These Standards of Restoration and their relation to the project were analyzed by Mr. VerPlanck, and reviewed by Planning Department staff. The standards, which are listed below, would be used to restore the four refugee shacks to their 1906 appearances.

---

[1] Memorandum from N. Moses Corrette, TAC Team Preservation Specialist, to Nannie Turrell, Major Environmental Analysis on 4329-4331 Kirkham Street Historic Resource Evaluation Response. March 19, 2004.

[2] Ibid.

[3] Ibid.

[4] Christopher VerPlanck, Architectural Historian. Letter to Nannie Turrell, Major Environmental Analysis. February 17, 2004

Standard No. 1 A property will be used as it was historically or be given a new use, which reflects the property's restoration period.

The four shacks would be restored to their appearance during the period of significance of 1906-1907, and interpreted as educational exhibits. Although they would not be reused as residential structures, they would be accurately restored to reflect their original use.

Standard No. 2 Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

The project would retain and preserve all salvageable materials and features from the restoration period, remove all materials and features from later periods and restore original features, spaces and spatial relationships.

Standard No. 3 Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

The project would stabilize, consolidate and conserve materials and features using compatible yet identifiable materials and techniques. All work performed would be documented in an historic structure report which will be available from the Western Neighborhoods Project, the San Francisco Public Library, San Francisco Heritage and other relevant repositories.

Standard No. 4 Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Both 4329 and 4331 Kirkham Street incorporate historic yet non-contributing additions and materials. Most of these additions appear to date to 1907. All would be documented with large-format black and white photographs printed on archival paper. A site plan and individual building plans have already been prepared documenting the existing layout of the existing cottages. These materials would be included with the historic structure report discussed above under Standard No. 3.

Standard No. 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

The earthquake shacks were simple in terms of their structural system and exterior and interior finishes. These features and materials are easily identifiable. Although concealed behind later additions and materials, all four shacks appear to retain the majority of their distinctive materials, features, finishes and construction techniques. Examples include the simple plank framings, green vertical 1" x 6" exterior cladding, bead board interior finishes, fir flooring and panel doors. Most of these materials and features can be retained and preserved in place. Materials that were relocated in 1907 when the shacks were linked together would be removed and reused in their original location wherever possible.

Standard No. 6 Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Although more intensive investigation would have to be performed to determine the extent of deteriorated materials and features, preliminary work suggests that much can be retained and preserved or reused. It is assumed that some materials and features will be deteriorated to such a degree that they will have to be repaired, or in some cases, replaced. Any severely deteriorated materials would be replaced in kind, using salvage redwood and fir to replaced deteriorated cladding, trim, paneling and flooring. The dimensions and paint colors of replacement materials and construction techniques used to install them would match the original.

Standard No.7 Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Many historic photographs of earthquake shacks exist, in addition to specifications itemizing the types of materials and features used in their construction. The Western Neighborhoods Project would make use of the extensive documentation compiled during the restoration of the Goldie Shacks to inform the restoration of the four shacks now located at 4329 and 4331 Kirkham Street. It is evident that some features and materials from the restoration period are missing. As mentioned above, some of the original materials appear to have been reused elsewhere in the interior and can be reused as part of the restoration. Where materials are missing they would be replaced using knowledge of what was used originally. No conjectural elements would be used.

Standard No.8 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The restoration of the four earthquake shacks would require very little in the way of chemical or physical treatments. Presumably all four shacks would have to be fumigated to remove termites. Only the gentlest means would be used to remove paint and only loose paint would be removed prior to repainting.

Standard No. 9 Archaeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Although archaeological work is not part of the scope of this project, it would be valuable to obtain the services of an archaeologist to investigate the site surrounding the existing dwellings at 4329 and 4331 Kirkham Street prior to the construction of any new buildings on the property.

Standard No.10. Designs that were never executed will not be constructed.

This project would not result in the construction of designs that were never executed.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include the relocation and restoration of four earthquake shacks. The project would consist of the removal of non-contributing features and materials, the separation of structures from one another and their removal to Treasure Island for restoration in accordance to the Secretary of the Interior Standards for Restoration. The proposal would require both interior and exterior alteration of the existing buildings located at 4329-4331 Kirkham Street. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation,.restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed project consists of the removal and restoration of four structures, which appear to be eligible for the California Register. As described above, the proposed project would protect these historical resources from further deterioration, and would restore them in accordance with the Secretary of the Interior Standards for Restoration.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: **Nannie R. Turrell**

CC: O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary, Landmarks Board

FROM: **N. Moses Corrette**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **March 19, 2004**

RE: **4329 and 4331 Kirkham Street**
Block 1893, Lot 043
Case No. 2004.0059E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The properties are located on the south side of Kirkham Street between 47th and 48th Avenues. In 1907, after they were moved to the site, the four shacks were combined to form two separate dwellings. 4329 Kirkham Street is closer to the street; it is set back from the sidewalk 12'-6" and composed of one "Type A" shack (10x14) and one larger "Type B" shack (14x18). 4331 Kirkham Street is located in the southwestern corner of the lot and is approximately 15' from 4329 Kirkham. It is composed of two Type A shacks. Both dwellings have stud-frame additions, although the earthquake shacks themselves are simple plank-frame structures with 4" x 4" corner posts, 2" x 4" sills, plates, joists and rafters.

The Western Neighborhoods Project proposes to move the four earthquake shacks from their current location on Kirkham Street to an interim location at Treasure Island prior-to restoring and finding a permanent location for them. The Western Neighborhoods Project has assembled a team of experts from various fields to accomplish the tasks necessary to acquire the requisite permits, abate environmental hazards, salvage historic fabric not part of the original shacks, demolish and dispose non-contributing fabric, detach the shacks from each other and move them to their interim home. Once they arrive at Treasure Island, the shacks will be carefully protected against vandalism and the elements prior-to restoration.

2. Property Description

4329 Kirkham: Exterior

4329 Kirkham has a floor area of roughly 725 square feet with an overall L-shaped footprint measuring 45′ x 18′-10″. As mentioned above, it is comprised of two shacks: one Type A shack, measuring 10′ x 14′ and one Type B shack measuring 14′ x 18′ in plan. The dwelling also has several additions which appear to have been constructed in 1907. The additions include a cross-gabled entry porch on the north façade, a shed-roofed addition on the west façade measuring 20′ x 6′-3″ and a small bathroom addition on the rear, or south, façade that measures 8′-11″ x 5′. In addition, the rear Type A shack appears to have been extended to the south by approximately 6′. The entire dwelling is set atop a 3′ high post and footing foundation. The exterior of 4329 Kirkham is clad in cement asbestos shingles, which are nailed on top of wood shingles. The wood shingles are nailed directly on top of the original 1″x 6″ vertical cladding characteristic of the earthquake shacks. The cladding is painted a dark shade of green, called at the time "park bench green." The intact nature of the cladding and the paint's deep non-weathered hue suggests that the wood shingles were applied soon after the shacks were moved to this site. The shingles would have added additional protection from the elements as well as providing a more uniform appearance. 4329 Kirkham features white-painted wood porch supports and railings and door and window trim. The double-hung wood windows are not original to the shacks but are instead replacements, probably installed in 1907. The main entrance in the front shack was relocated from the westernmost bay to the center of the north façade at an unknown date.

4331 Kirkham: Exterior

4331 Kirkham is much smaller and somewhat better preserved than 4329 Kirkham. It contains only 450 square feet of space and is composed of two intersecting Type A shacks linked together by a narrow hyphen. It has two additions, a shed-roofed entry porch on the east façade and another shed-roofed addition on the north facade. The front shack is oriented with its long axis running north-south and the rear shack is oriented with its long axis running east-west, giving 4331 Kirkham a "T"-shaped plan. 4331 Kirkham has a very simple foundation consisting of square posts that sit directly on what appear to be footings. The exterior is clad in asbestos shingles, which are nailed on top of wood shingles. Beneath the wood shingles is the original green-painted vertical wood cladding. The porch posts and railings and window and door moldings are simple white-painted wood trim. The windows are wood and double-hung and although they are not original to the earthquake shacks, they appear to have been installed in 1907. The paneled exterior door on the shed-roofed addition on the west façade appears to be an original earthquake shack door.

3. Historic Rating/Survey

California Register

Although visibly altered in 1907 when the four shacks were combined into two dwellings at 4329 and 4331 Kirkham Street, the four surviving earthquake shacks appear to be eligible for listing in the *California Register of Historical Resources* under criteria 1 (Events) and 3 (Architecture) as contributors to a potential multiple property district consisting of surviving earthquake shacks in the Northern San Francisco Peninsula. The shacks are significant under Criterion 1 for their association with arguably the most important historical event ever to affect San Francisco: the 1906 Earthquake and Fire. As discussed above, thousands of largely identical earthquake or "refugee" shacks were hurriedly erected for the legions of homeless San Franciscans. As mass-produced emergency housing, earthquake shacks were perhaps unprecedented in the United States.

The shacks also appear to be eligible for listing under Criterion 3 as four reasonably intact and increasingly rare earthquake shacks in San Francisco. Often concealed behind later additions and finish materials, earthquake shacks are not always all that easy to spot. On the other hand, if the gable-end facades are exposed, often it only takes a tape measure and a little exploratory investigation to reveal an intact earthquake shack embedded within a later dwelling. If exploratory demolition reveals simple plank redwood framing, vertical green-painted exterior cladding, fir flooring and simple bead-board interior finishes, the identity of the humble one-room earthquake shack can be established without much doubt.

Once relatively common, the San Francisco earthquake shack is today an endangered species. No one really knows how many of these shacks survive in San Francisco. Between 1907 and 1909, several thousand were hauled all over San Francisco and its environs, particularly the underdeveloped outlying sections of the City as well as suburbs such as Daly City. Earthquake shacks were often combined with one another and remodeled to create larger and permanently habitable dwellings. In other cases, they were demolished to make way for a more substantial dwelling or pushed to the rear of the lot to serve as sheds.

Surveys performed by earthquake shack expert Jane Cryan list only a handful of surviving shacks, perhaps less than twenty. Reconnaissance surveys undertaken by historians of the *Western Neighborhoods Project* suggest that there may be more, particularly in Daly City's Top of the Hill district and the southern part of San Francisco.

4. Historic District/Neighborhood Context

Historic Context

The history of San Francisco's earthquake shacks has been documented extensively elsewhere, in particular by Jane Cryan, the foremost recognized expert in the field.

1906 Earthquake

The Earthquake and Fire of April 18, 1906 and its aftermath left one quarter million homeless refugees. Those without places to stay camped out in parks and other vacant lands. Initially given Army tents to ward off the elements, it soon became apparent that more-substantial housing would be required before the onset of the rainy season in late November 1906. Developed as a temporary solution, the earthquake or "refugee shack" project was a joint venture of the San Francisco Relief Corporation, the San Francisco Parks Superintendent and the U.S. Army. Union carpenters built the earthquake shacks. They were simple one-room structures making use of plank frame construction (meaning no studs were used), redwood sheathing, fir floors and cedar-shingled roofs. The walls were painted "park bench green" to help them blend into the parks, where most of the refugee camps were located. Stoves could be purchased or leased and the entire rent was $2 a month. At their peak, earthquake shacks in Golden Gate Park, Jefferson Square, Alamo Square and many other city parks housed upwards of 16,000 people.

> As 1906 advanced into 1907 many families and individuals began to leave the parks, moving to new quarters elsewhere in the City or the East Bay cities. Those who remained were generally the poorest and with the fewest options. Afraid that they would never leave, the City developed a plan to help them purchase or lease lands in outlying neighborhoods. At the end of two years, the rents paid were considered to have satisfied the $50 price of the shack, which became the property of their residents. Once paid for, their occupants were required to move the shacks to a permanent location. The cost of moving them ranged between $12 and $15 dollars. Between 1907 and 1909, when the last camp closed, over 5,300 shacks were hauled away to lots throughout the City and beyond. Due to the fact that most shack dwellers were not wealthy, it should not be surprising that most found their way to peripheral areas that were not yet developed such as the Sunset, Glen Park, Excelsior, Outer Mission and Bernal Heights Districts, Daly City and even Santa Cruz.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

It is not known which camp the four earthquake shacks at 4329-4331 Kirkham came from. What is known is that the man who assembled them on their existing site was a dance instructor and carpenter named Felix H. Irvine. The 1905 Crocker Langley San Francisco Directory records that before the Earthquake, Irvine was employed at the Union Square Dance Hall located at 421 Post Street. This directory also reveals that he lived directly across the street from his place of employment at 410 Post Street. On April 18, 1906, Irvine's place of work and home were destroyed along with those of thousands of his fellow San Franciscans. As he is not listed in the 1906 directories one can safely assume that he was either living in a refugee camp, with family members, or outside the City.

City directories and public records are silent regarding Felix Irvine until August 28, 1907 when it was recorded that he had purchased a 37'-6" x 100' lot on the south side of "K" Street (later Kirkham), 82'-6" east of 48th Avenue, from John and Blanche E. McGaw.[1] Irvine's possession of this parcel was reconfirmed two years later as part of the McInerney Judgements.[2] Within three months of purchasing this lot it is known that Irvine, now listed in the city directories as a carpenter, had applied for water service for a single-family, one-bathroom dwelling at 4329 Kirkham Street.[3] Although water service was not hooked up to 4331 Kirkham until 1917, it is known that the dwelling was there as early as 1914 when the first alteration permit was applied for the address, suggesting that it had been built on the site concurrently with 4329 Kirkham. This earliest permit filed for both addresses was for a relatively inexpensive re-roofing job, probably necessitated by their insubstantial roof construction compounded by their location only a few blocks from Ocean Beach.[4]

The property at 4329 and 4331 Kirkham Street initially appears on the 1913-1915 Sanborn Fire Insurance Maps. Located on a sparsely developed block, the footprints depicted on the map are identical to what one finds today on the lot, indicating that the additions to both dwellings were either added to the shacks when they were moved to the site in 1907 or shortly thereafter. The map shows an outhouse to the east of 4331 Kirkham, which at this point still did not have water service. The property is also shown on the 1928 and 1950 maps. Aside from the removal of the outhouse (probably after water service was hooked up to 4331 Kirkham in 1917) there are no changes to either building's footprint.

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[1] San Francisco Assessor/Recorder's Office, Breviate No. 9661, recorded October 1, 1907.
[2] McInerney Judgements, Breviate No. 10046, recorded January 8, 1909.
[3] San Francisco Water Department, Water service application filed November 8, 1907.
[4] San Francisco Department of Public Works, Alteration Permit for 4329 and 4331 Kirkham Street, filed May 12, 1914.

According to the title transfer records on file at the San Francisco Recorder's Office, 4329 and 4331 Kirkham Street remained in the possession of Felix and his wife Anna Irvine from 1907 until Anna's death in 1920 (Felix had died the year before).[5] The property was then purchased by Ralph E. and Nola A. Girard. According to public records, the Girards lived at 4329 Kirkham until 1950. During this three-decade period they rented the rear cottage to tenants. The Girards only applied for one alteration permit during their tenure, in May 1949 when they applied for a permit to enlarge two windows on the front cottage.[6] Apparently this work was never executed as the permit application was withdrawn a month later.

On February 10, 1950 Ralph and Nola Girard sold the property at 4329 and 4331 Kirkham Street to Chris Spremich, who appears to have rented out both cottages. Almost fifteen years later he sold the property to Irving and Ann Reich, the parents of the present owners. The Reichs rented out the cottages to various tenants. In 1968 the San Francisco Department of Building Inspection compelled the Reichs to perform $1,000 worth of unspecified upgrades to each cottage. According to the applications, structural, electrical and plumbing work was performed. A thorough physical inspection of the interior of the house indicates that much of the existing interior finishes, in particular the gypsum board wall finishes and kitchen and bathroom upgrades probably took place around this time. After 1968 no further applications for alteration permits were filed until 1993 when the Reichs applied for a permit to build a new roof at 4329 Kirkham and 1996 when they contracted a new fence.[7]

2. Period of Significance

1906-1907

3. Character-Defining Features

Identification of Character-Defining Materials and Features

To date, substantial research of historic photographs and original specifications, combined with on-site physical investigation, have been performed to identify materials and features from the "restoration period." Additional investigation will be done as the additions are being removed and the shacks separated in order to ensure that important character-defining materials and features are identified, retained and protected. Examples of materials and features to be protected include the original "park bench green" exterior redwood cladding, interior fir flooring, bead board wall and ceiling paneling, interior doors, corner posts, joists, rafters and purlins and miscellaneous details such as stove pipe outlets, and evidence of prior door and window framing. Physical location of the four refugee shacks within San Francisco is important, yet it is not bound to a specific location.

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[5] San Francisco Assessor/Recorder's Office, Estate of Anna Irvine to Ralph E. and Nola A. Girard, September 28, 1920.

[6] San Francisco Department of Public Works, Alteration Permit for 4329 Kirkham, filed April 6, 1949.

[7] San Francisco Department of Public Works, Alteration permits filed for 4329 Kirkham, filed January 6, 1993 and October 28, 1996.

Removal of Non-Contributing Materials and Features

Historic yet non-original materials and features such as windows and doors, casework, cabinets, historic plumbing fixtures and moldings will be removed and salvaged when feasible. All other materials and features dating from the 1960s onward such as exterior asbestos shingles, interior gypsum board partitions, contemporary linoleum and carpet floor coverings, light fixtures, plumbing and electrical will be removed and disposed before the shacks are moved. Once the removal of non-contributing additions and materials is complete, the shacks will be carefully separated from each other. This will be a more complicated undertaking with 4329 Kirkham Street because both shacks have been integrated to a greater degree than 4331 Kirkham. After the shacks are detached, all voids will be structurally stabilized with temporary shoring and covered with plywood and water-resistant tarps to guard against vandals and weather. Before being moved the shacks will be removed from their foundations, all the while making sure that they are structurally stable and able to be moved without risk to their structural integrity.

4. Integrity *The seven aspects of integrity are: location, design materials workmanship setting, feeling and association*

The four earthquake shacks at 4329 and 4331 Kirkham Street are comparatively well-preserved examples of their type in San Francisco. Although largely concealed beneath modern finishes and additions, the four shacks appear to be relatively intact beneath, especially the shacks that comprise 4331 Kirkham. Although in their current guise, the shacks might not retain sufficient surface integrity to qualify them for listing in the *National Register*, it would appear that they would satisfy the requirements for listing in the *California Register*.

In the case of the earthquake shacks at 4329 and 4331 Kirkham Street, the four buildings are literally encased within later fabric. Removing the additions and later finishes will reveal four essentially intact earthquake shacks, the largest known cluster of such buildings in San Francisco today. Removing these later additions will yield significant historical information about the 1906 Earthquake and Fire and its aftermath in San Francisco.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
    a. **Event:** or ☒Yes ☐No ☐Unable to determine
    b. **Persons:** or ☐Yes ☒No ☐Unable to determine
    c. **Architecture:** or ☒Yes ☐No ☐Unable to determine
    d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The four refugee shacks that compose the two buildings known as 4329 and 4331 Kirkham Street are considered to be historic resources for the purposes of CEQA, per California Register Criterion 1 and 3.

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

As noted in the Letter of February 17, 2004, written by Christopher VerPlanck on behalf of the project sponsor, the project will utilize the Secretary of the Interior's Standards for Restoration. The Standards for Restoration will be used to restore the four refugee shacks to their 1906 appearances. The following would be considered to be conditions of approval. In Detail:

The temporary storage site may be the location of restoration work depending upon the availability of restoration funds and whether a permanent location can be found quickly. Much of the preliminary labor necessary to remove non-contributing materials and additions has already been donated and although none of the shacks are in the best condition, they are relatively simple structures that do not require artisan labor or expensive replacement materials. Much of the labor can be performed by talented volunteers making use of the research and documentation performed as part of the restoration of the Goldie Shacks in the Presidio. According to preliminary investigation and exploratory demolition, it appears that the four shacks retain the majority of their original materials. The following section lists all ten of the *Secretary of the Interior's Standards for Restoration* and discusses how the project will comply with them.

1. *A property will be used as it was historically or be given a new use which reflects the property's restoration period.*

The four shacks will be restored to their appearance during the period of significance of 1906-1907 and interpreted as educational exhibits. Although they will not be reused as residential structures, they will be accurately restored to reflect their original use.

2. *Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.*

The project will retain and preserve all salvageable materials and features from the restoration period, remove all materials and features from later periods and restore original features, spaces and spatial relationships.

3. *Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.*

The project will stabilize, consolidate and conserve materials and features using compatible yet identifiable materials and techniques such as epoxy consolidates, patching and piecing-in repairs and similarly distinguishable means of repairing damaged historic fabric. All work performed will be documented in a historic structure report which will be available from the

Western Neighborhoods Project, the San Francisco Public Library, San Francisco Heritage and other relevant repositories.

4. *Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.*

Both 4329 and 4331 Kirkham Street incorporate historic yet non-contributing additions and materials. Most of these additions appear to date to 1907. All will be documented with large-format black and white photographs printed on archival paper. A site plan and individual building plans have already been prepared documenting the existing layout of the existing cottages. These materials will be included with the historic structure report discussed above under Standard No. 3.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.*

The earthquake shacks were extremely simple in terms of their structural system and exterior and interior finishes. These features and materials are easily identifiable. Although concealed behind later additions and materials, all four shacks appear to retain the majority of their distinctive materials, features, finishes and construction techniques. Examples include the simple plank framing s, green vertical 1" x 6" exterior cladding, bead board interior finishes, fir flooring and panel doors. Most of these materials and features can be retained and preserved in place. Materials that were relocated in 1907 when the shacks were linked together will be removed and reused in their original location wherever possible.

6. *Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

Although more intensive investigation will have to be performed to determine the extent of deteriorated materials and features, preliminary work suggests that much can be retained and preserved or reused. It is assumed that some materials and features will be deteriorated to such a degree that they will have to be repaired, or in some cases, replaced. Any severely deteriorated materials will be replaced in kind, using salvage redwood and fir to replaced deteriorated cladding, trim, paneling and flooring. The dimensions and paint colors of replacement materials and construction techniques used to install them will match the original.

7. *Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.*

Many historic photographs of earthquake shacks exist, in particular construction and interior photographs. In addition, specifications exist itemizing the types of materials and features used in their construction. The Western Neighborhoods Project will make use of the extensive documentation compiled during the restoration of the Goldie Shacks to inform the restoration of the four shacks now located at 4329 and 4331 Kirkham Street. It is evident that some features and materials from the restoration period are missing, particularly at 4329 Kirkham, where exterior walls were removed and floors and ceilings modified to link the two shacks together in 1907. As mentioned above, some of the original materials appear to have been reused elsewhere in the interior and much of this can be reused as part of the restoration. Where materials are missing they will be replaced using knowledge of what was used originally. No conjectural elements will be used.

8. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The restoration of the four earthquake shacks now located at 4329 and 4331 Kirkham Street will require very little in the way of chemical or physical treatments. Presumably all four shacks will have to be fumigated to remove termites. In addition, deteriorated painted surfaces will have to be sanded down and repainted. Only the gentlest means will be used to remove paint and only loose paint will be removed prior to repainting. Neither heat guns, torches nor chemical strippers will be used to remove paint.

9. *Archaeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Although archaeological work is not part of the scope of this project, it would be valuable to obtain the services of an archaeologist to investigate the site surrounding the existing dwellings at 4329 and 4331 Kirkham Street prior to the construction of any new buildings on the property.

10. *Designs that were never executed will not be constructed.*

This project will not result in the construction of designs that were never executed.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
N/A

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
☐Yes ☒No ☐Unable to determine

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0087E: Demolition of a Two-Unit Residential Building and Construction of a Four-Story Three-Unit Residential Building

Location: 1311 Guerrero Street

City and County: San Francisco

F
58
9
15/04

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story, 2,510-gross-square-feet (gsf), two-unit residential building and construction of a four-story, 4,491-gsf, three-unit residential building. The project site at 1311 Guerrero Street (Assessor's Block 6532, Lot 030) is approximately 3,123 square feet in size and located near the southeast corner of Guerrero and 25th Street in the block bounded by Guerrero Street, 25th Street, San Jose Avenue, and 26th Street. The project site is zoned RH-3 (Residential, House, Three-Family) and within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: James Li, phone: (415) 668-1618

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

April 15, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

DOCUMENTS DEPT.
APR 19 2004
SAN FRANCISCO
PUBLIC LIBRARY

cc: James Li, Project Sponsor
Winslow Hastie, Planning Department – SE Quadrant
Sue Hestor, Attorney at Law
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Historical list
Exemption / Exclusion File

REMARKS (continued from previous page):

The existing building at 1311 Guerrero Street is a two-story, two-unit residential building. The proposed project would involve demolition of the existing building and construction of a four-story, three-unit residential building totaling approximately 4,491 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date of 1900. In a memorandum dated April 14, 2004, Planning Department staff reviewed the proposed project and determined that the existing two-story residential building at 1311 Guerrero Street is not considered an historic resource for the purpose of CEQA evaluation.[1] The existing structure was constructed towards the end of the 19th century in the Italianate style. While the residence is not exemplary in terms of architecture or design, it does reflect the pattern of development and a common architectural style that proliferated in this portion of the City during late 19th century. However, the existing structure has been significantly altered. The original wood trim around the entry and all the decorative window hoods have been removed, both of which are characteristic of the Italianate architectural style. These elements were presumably removed in 1949 when the building was clad with the existing, non-compatible asbestos shingles. Additionally, the existing structure suffered from a large fire in 2003 that significantly damaged the interior finishes and some structural elements, including the roof. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure where not more than six dwelling units will be demolished. The proposed project would result in the demolition of one residential building with two dwelling units and would therefore be exempt under Class 1(l)(2).

The proposed project would also involve the construction of a four-story, three-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of three residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. April 14, 2004.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

MEMORANDUM

TO: Art Aguilar, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: April 14, 2004

RE: **1311 Guerrero Street**
(Block: 6532; Lot: 30)
Case No. 2004.0087E
Historic Resource Evaluation Response

PROPOSED PROJECT

Project Description

The project proposes to demolish the existing two-family residence and construct a new three-unit residential building. The new property would feature approximately 4,500 square feet of living space and a three-car garage.

Property Description

The existing wood-framed building has approximately 2,500 square feet of living area. The lot is located in an RH-3 (House, Three-Family) zoning district and a 40-X height and bulk district. There was a significant fire at the property which damaged much of the interior and the roof structure of the building.

Historic Ratings / Surveys

The residence is not included in any historic surveys and has no ratings, except that it was constructed prior to the 1906 Earthquake.

Historic District / Neighborhood Context

The property is not located within an historic district. The surrounding neighborhood is characterized by a mix of commercial and residential buildings fronting on Guerrero Street.

BACKGROUND / CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is

an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** These are defined as properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. *Event*: places that are associated with events that have made a significant contribution to the broad patterns of our history; or
2. *Persons*: places that are associated with the lives of persons significant in our past; or
3. *Architecture*: places that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. *Information Potential*: places that have yielded, or may be likely to yield, information important in prehistory or history.

A building must also have **integrity** to be eligible for the California Register; that is, it must sufficiently retain those physical characteristics that have made it significant.

EVALUATION / ANALYSIS

History

While the exact date of this building has not been determined because the original building permit has not been found, the Assessor's records indicate that it was built in 1900 and the building's detailing indicates that it was constructed towards the end of the 19th century, in the Italianate style. While the residence is not exemplary in terms of architecture or design, it does reflect the pattern of development and a common architectural style that proliferated in this portion of the city during the late 19th century.

Character-Defining Features

The remaining character-defining features would be the Italianate-style brackets and the projecting cornice at the raised parapet.

Integrity

While the building appears to retain its original building envelope and location, the original wood trim around the entry and all the decorative window hoods have been removed—both of these decorative features are characteristic of the Italianate architectural style. Presumably, these elements were removed in 1949 when the building was clad with the existing, non-compatible asbestos shingles. The building has also suffered from a large fire in 2003 which significantly damaged the interior finishes and some structural elements, including the roof.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
   Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**
   Because the building would not be considered an historical resource under CEQA, the proposed demolition and new construction project would not cause a significant adverse change to any historic resources.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   N/A

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
   N/A

= Planning Department

ENVIRONMENTAL EXEMPTION APPLICATION

≡ Certificate of Determination of Exemption

Owner/Agent Information

Property Owners:	The Antonini Family Partnership, LP, and The Harold Antonini Revocable Trust, dated November 14, 2000, Diana Elders and James Antonini, co-trustees	Telephone No.:	415-421-4238
Address:	c/o Wm. J. Raffetto & Sons	Fax No.:	
	1715 Stockton Street	Email Address:	
	San Francisco, CA 94133		
Project Contact:	Joel Yodowitz	Telephone No.:	415-567-9000
Address:	Reuben & Junius, LLP	Fax No.:	415-399-9480
	235 Pine Street, Suite 1600	Email Address:	jyodowitz@ reubenlaw.com
	San Francisco, CA 94104		

Site Information

Site Address(es): 520 Columbus Avenue

Nearest Cross Streets: Green Street and Union Street

Assessor's Block(s)/Lot(s): Block 0117, Lot 004

Zoning District(s): North Beach NCD

Site Square Footage: 2,922 sq. ft.

Height/Bulk District(s): 40-X

Present or Previous Use of the Site: Previously used as a Cingular Wireless retail store; presently the project site is vacant

Does the project site have an average slope greater than 20 percent? No.

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. No.

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Project Description

Please Check All That Apply:

	Addition	✓	Change of Use		New Construction		Lot Split/Subdivision
✓	Alterations		Demolition		Zoning Change		Other

Please Describe Proposed Use: Small self-service restaurant to be operated as an ice-cream parlor.

Estimated Construction Cost: $80,000.

Previous Environmental Review: Not Applicable. Case No.:

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Conditional use authorization for small self-service restaurant (Planning Code § 722.44)

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Exhibit A

Sponsor
Sue Hester
Nancy Shanahan, Jeanne Milligan
Telegraph Hill Dwellers
Bull. Bd. 1660
MDF
Exemption/Exclusion
Historic list

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	**Check Box to Indicate That Materials Are Provided**
Application with all blanks filled in	☑
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☑
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☑
Check payable to San Francisco Planning Department	☑
Application signed by owner or agent	☑
Letter from property owner(s) authorizing agent to sign Application	☑
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports.	☐ Not Applicable

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: ______________________ Date: April 7, 2004
Agent or Owner

Print full name of applicant: Joel Yodowitz

(This space for staff use only)

Fees:
☑ $69 Exemption Stamp
☐ $160 Certificate of Exemption
(+ time and materials)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIROMENTAL REVIEW

CLASS 1(a) alteration of Existing Facilities - Ground floor.

Jeanie R. Jurrell
April 15, 2004

FILE NO: ______________________

Exhibit A
Project Description

A. Description of the Current Use

The Project Sponsor proposes to convert the vacant ground floor space at 520 Columbus Avenue into a small self-service restaurant to be operated as an ice-cream parlor ("Project") at Assessor's Block 0117, Lot 004 (the "Project Site") within the North Beach Neighborhood Commercial Zoning District ("North Beach NCD").

The Project Site was formerly used by Cingular Wireless as a retail store, and currently stands vacant.

B. Description of the Project Site

The Project Site is improved with a four-story building, which is occupied by a variety of commercial uses, including but not limited to a restaurant, gift shop, and small hotel. The Project Site is approximately 2,922 in lot area. The triangular Project Site's dimensions are 109.3' (Columbus Street frontage) x 84.042' (Stockton Street frontage) x 69.583'. The building containing the proposed Project was constructed in 1907, and contains approximately 14,595 gross square feet of space. The Project itself would occupy approximately 831 square feet of the ground floor

C. Description of the Proposed Use

The Project Sponsor proposes to transform a portion of the currently vacant ground floor space into an ice cream parlor. The ice-cream parlor will operate as a small self-service restaurant featuring a limited menu of ready-to-eat ice-cream desserts. The ice-cream parlor will operate during normal business hours, with extended weekend hours.

The space will contain a customer service counter, at which orders will be taken, and paid for prior to delivery of the orders to the customers, as well as a food service area where food, made by Ben and Jerry's off-site factories, will be assembled and delivered to patrons. All orders placed at the service counter will be processed while patrons wait. Although the majority of ice-cream consumption is anticipated to take place off-site, the proposed ice-cream parlor, consisting of approximately 831 square feet, will provide five (5) tables and ten (10) seats to be utilized by patrons of the store. The proposed ground floor conversion of this vacant space into a small self-service restaurant is less than 5,000 square feet, and therefore no parking is required and none will be provided by this Project.

The proposed change in use will not affect the existing height of the building, the gross square footage, or the number of off-street parking spaces currently provided at the Project Site. The ice-cream parlor will in all respects conform in character and use to that of the surrounding neighborhood uses.

D. Applicability of CIA's Leasing/Minor Alteration of Existing Structure - Categorical Exemption to this Project Site

Under Title 14 of the California Code of Regulations, Section 15301, the Project qualifies as a Class 1 exemption for the "leasing…or minor alternation of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The minor renovations and ice cream parlor use of this currently vacant space will not result in an expansion or intensity of use that is any greater than the former use of the site as a Cingular Wireless retail store. Alternatively, the Project may be classified as a Class 32 "in fill" exemption under Section 15332.

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City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414
(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1102E
Location: 361 Elsie Street (Assessor's Block 5676, Lot 023)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 750-square-foot (sf), single-family home, and construct a new two-unit, approximately 3,500-sf, residential structure. The existing single-story building on the project site is approximately 30-feet high at the roof peak and contains no off-street parking. The proposed new three-story building would be approximately 30-ft high and would contain four off-street parking spaces. The proposed structure would consist of the garage floor, which is partially below ground, and would contain parking for four cars; the first floor and the rear of the second floor would contain one unit; and the front of the second floor and the third floor would contain the second living unit. The existing building on the project site was constructed in 1906. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,495-sf project site (Assessor's Block 5676, Lot 023) is located mid-block on Elsie Street between Holly Park Circle and Cortland Avenue. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Michael Sorantino, (415) 310-9596

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EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
May 12, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Michael Sorantino, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site is a one-story cottage with a partial basement/crawl space. The structure is sited at the rear of the property, in contrast to other houses on the street, which are all built to the sidewalk edge. In 1980 a small shed was built at the front property line. According to an historical report prepared by Tim Kelley, all traces of historic material have been removed in successive repairs aluminum windows and aluminum siding replacing original materials.[2] There do not seem to be any associations with either events or persons that would quality the building for listing on the California Register. Owners include Michael Kilmartin, and a street laborer who was the original owner, and his descendants, who occupied the house until 1956. A search of newspaper and biographical indexes indicate that neither he nor any of his descendants appear to have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register, nor is there any evidence of historically significant events associated with the building.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a 750-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 3,500-sf, three-story residential structure with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would include a garage with four tandem parking spaces. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 12, 2004.

[2] Historical Report, 361 Elsie Street, San Francisco, California. Prepared by Tim Kelley. No date. This report is available for review by appointment at 1660 Mission Street, San Francisco, Case No. 2003.1102.

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MAIN NUMBER
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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Mat Snyder, SE Quadrant Planner / Preservation Technical Specialist**

REVIEWED BY: Mark Luellen, Preservation Technical Specialist

DATE: **May 12, 2004**

RE: **361 Elsie Street**
Block 5676, Lot 023
Case No. 2004.0153E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to demolish the existing one-story-over-basement structure located at the rear of the lot, and the small shed structure located at the front of the lot and construct a new three-story-over-basement residence.

2. **Property Description**
The subject property is a one-story-over-basement single-family house constructed in 1906. It is more fully described in the submitted historical report prepared by Architectural Historian, Tim Kelley.

3. **Historic Rating/Survey**
There is no indication that it had been included in historic or architectural surveys.

4. **Historic District/Neighborhood Context**

The subject building is not within a Historic District. According to the submitted photographs, the surrounding neighborhood is characterized as having a very wide variety of housing styles including nearby buildings on the same street being constructed in the Queen Anne, Mission, and contemporary styles.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   According to Tim Kelley's report, the house was constructed in 1906 in response to the San Francisco Earthquake. Building permit records indicate that little work has been done to the house since its original construction and only include window repair, and siding replacement. Tim Kelley's report provides a lineage of ownership, of whom there were not found to be any historically significant individuals. Likewise, the building was found not to be associated with any significant events.

2. **Period of Significance**
   The period of significance would be the date of the building's construction, which is 1906.

3. **Character-Defining Features**
   If the building had retained its integrity, the character defining features would include, its relatively small size and gabled form, as well as the building's original wood sheathing, windows, entries and any ornament.

4. **Integrity** The seven aspects of integrity are: location, design materials workmanship setting, feeling and association.
   According to Tim Kelley's Historic Report, the building does not retain any traces of historic material with aluminum windows, and aluminum siding replacing the original historic material. Therefore, the structure has not retained its integrity and would not be considered a Historic Resource for the purposes of CEQA.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   The project is not a Historic Resource as it has not adequately retained enough of its historic material.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner**

those physical characteristics which justify the property's inclusion in any registry to which it belongs).
Not Applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
Not Applicable.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
Not Applicable.

Historical Report

361 Elsie Street
San Francisco, California

Prepared by:
Tim Kelley
Architectural Historian
2912 Diamond Street #330
San Francisco, CA 94131

415.337-5824 voice
415.239-6385 fax

Address: 361 Elsie Street
Block No. 5676 Lot No. 23
Date of Construction: circa 1906
Source for date: Water records
Architect/Builder: unknown
Original Owner: Michael Kilmartin
Historic Name: 343 Elsie Street
Common Name: 361 Elsie Street
Original Use: single family residence
Present Use: single family residence
Has the building been moved? No
Architectural Style: cottage, non-descript

Property Description

This house is a simple 1-story cottage with a partial basement/crawl space that is located in the rear of the site. While it likely was built earlier than the neighboring structures, its siting is in contrast to the location of the other houses on this street blockface which all are built to the sidewalk edge. In 1980 a small shed, approximately 9'-0" x 11'-0", was built at the sidewalk edge. All traces of historic material have been removed in successive repairs with aluminum windows and aluminum siding replacing original materials.

Property History

The subject house was constructed circa September 1906 for Michael Kilmartin. Its original street number was 343 Elsie Street. The family had been burned out of their earlier residence south of Market in the earthquake and fire of April that year. Kilmartin listed his occupation as "street laborer." He was Irish-born, married, with three sons and one daughter. The property remained the Kilmartin residence until 1956. During that time, various family members lived there, with the longest occupancy by Edward Kilmartin, the eldest son, and his wife and children. Edward Kilmartin was a tile setter. The middle son, William J. was a civil engineer, and the youngest son, Francis J. was an attorney. The one daughter, Maude, married and was a housewife. Francis Kilmartin was moderately prominent in the legal profession, but a search of newspaper and biographical indexes indicate **neither he nor any of his siblings appear to rise to the level of historically significant persons, nor is there any evidence of historically significant events associated with the building.**

Construction History

The permit history yielded very little information. The original building permit for this address is from July 28, 1926 but is for a different parcel which is identified as a lot that is 25'-0" by 128'-0" (this lot is 25'-0" x 100'-0"). There is an apparent address change after this date.

Appl. #	Date	Work
152798	7.28.1926	new construction (different house)
7900297	1-08-1979	repair of dry rot and windows
8002647	3-26-1980	build tool shed at street end of lot
08508355	8-02-1985	replace wood shingles with aluminum siding

Photographs

A search of the San Francisco Public Library Historic Photo collection located no historic photos of the building. Below are current photographs.

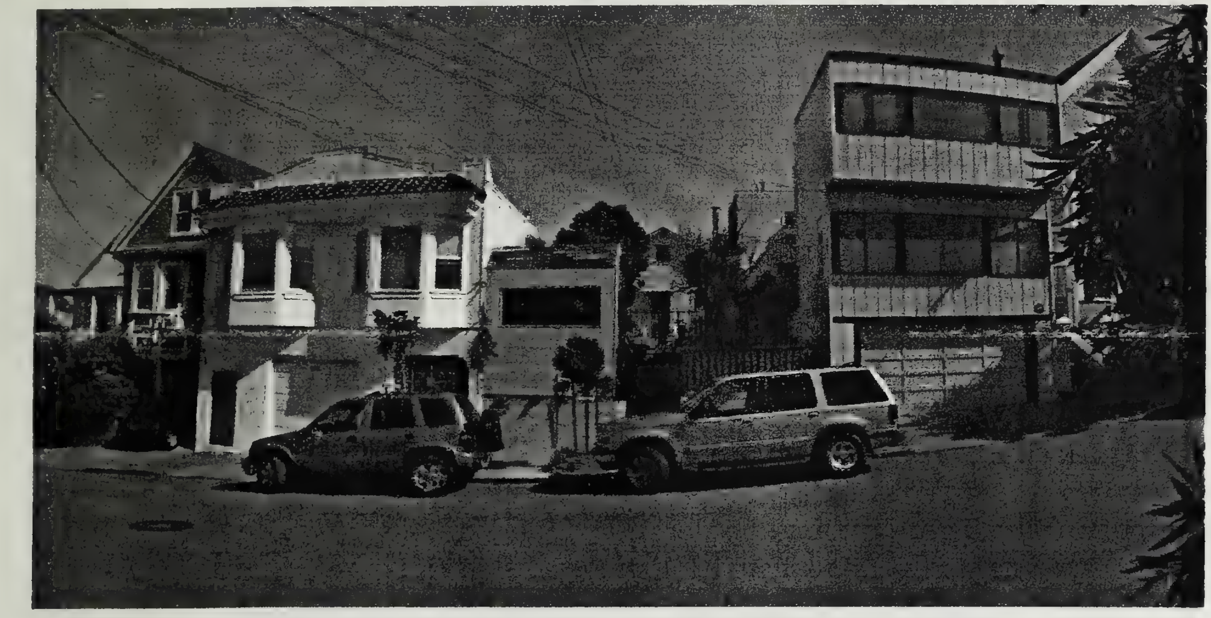

Fig. 1: Street view of subject property

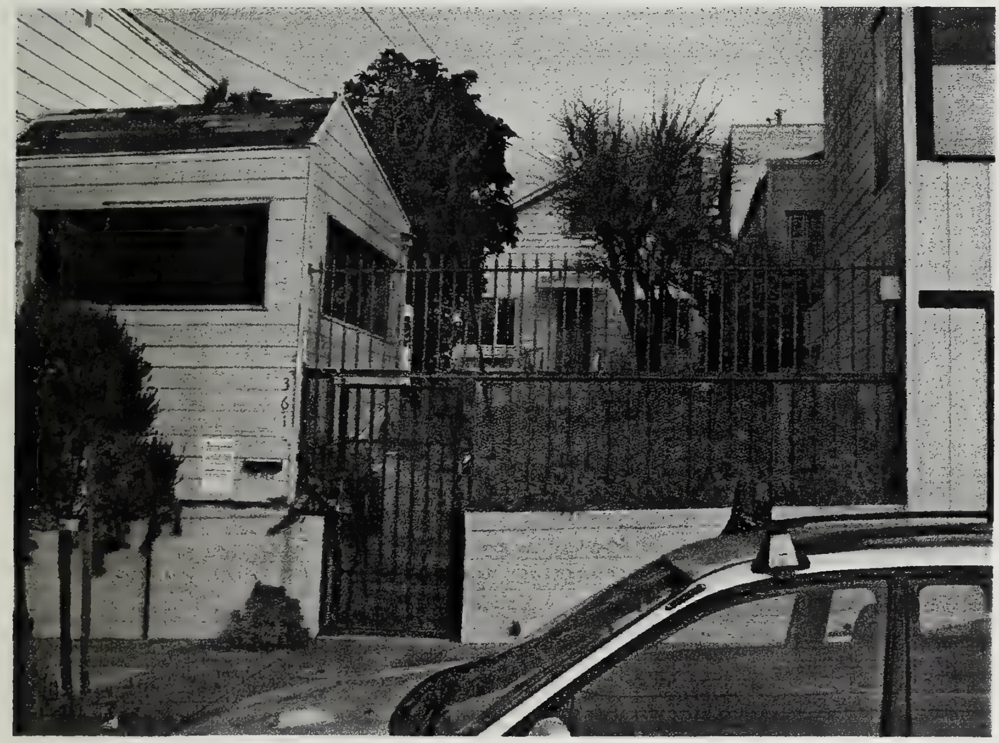

Fig. 2: View of shed at street with house in rear of site

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0249E
Location: 2414 Pacific Avenue (Assessor's Block 0582, Lot 008)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would add an approximately 2,437-square-foot (s-f) vertical addition to an existing single-family residence, and make major alterations to the interior and front façade. The alterations would include the following modifications: a new hipped roof volume that would contain habitable space; a new extending ornamental volume around the front two ground level windows; new precast concrete rail and balustrade above the second level and along the balconies at the ground level; and new precast concrete window and door trim at the front. The proposed project would also replace the front windows with multi-lite sashes.

The existing building on the project site is approximately 32-feet high and contains two off-street parking spaces. The proposed new three-story over basement building would be approximately 40-ft high and would contain four off-street parking spaces. The existing building on the project site was constructed in 1922 in a Mediterranean style. It is included in the 1976 Architectural Survey conducted by the San Francisco Planning Department. The 5,618-s-f project site (Assessor's Block 0582, Lot 008) is located mid-block on the north side of Pacific Avenue between Steiner and Fillmore Streets. The site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Yogy Mehta, (415) 392-4738

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

May 18, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Yogy Mehta, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The original structure on the project site was three stories over a basement, with the ground floor distinguished from the upper two stories with a double belt course trim line. An historic photograph of the building in its original state shows two stories over the base, with five evenly spaced double-hung windows across each floor. The house was capped by a flat roof and a projecting cornice. The original composition was well ordered and proportional. In 1953, the top floor was removed and replaced with an awkward mansard-shaped parapet.[2]

The project site is not within an Historic District. The other large single-family homes in the vicinity were constructed in a variety of styles including Beaux Arts, Victorian, and Craftsman styles. There are no known historically significant figures or events associated with the property, and the removal of the top story of the building in 1953 dramatically altered the original structure. The subject building is not an historical resource, because it has not retained enough of its integrity.[3] Because the existing building is not considered an historical resource under CEQA, the proposed addition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(1), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sf, whichever is less. The proposed project would add approximately 2,437 sf to an existing 6,092-s-f residence, and therefore would be exempt under Class 1(e)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 18, 2004.

[2] Ibid.

[3] Ibid.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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MEMORANDUM

TO: **Joy Navarrete, Major Environmental Analysis**

CC: O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Mat Snyder, SE Quadrant Planner / Preservation Technical Specialist**

REVIEWED BY: Mark Luellen, Preservation Technical Specialist

DATE: **May 18, 2004**

RE: **2414 Pacific Avenue**
Block 0582, Lot 008
Case No. 2004.0249E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to add a vertical addition to the existing house and to make major alterations to the interior and to the front façade. The alterations would include adding a new hipped roof volume that would contain habitable space, adding a new extending ornamental volume around the front two ground level windows, adding a new precast concrete rail and balustrade above the second level and along the balconies at the ground level, adding new precast concrete window and door trim at the front, and replacing the front windows with multi-lite sashes, amongst other improvements.

2. **Property Description**
The subject property is a single-family home constructed in 1922 in a Mediterranean style. Photographs of the original structure shows a three-story over basement façade. The ground floor is distinguished from the upper two stories with a double belt course trim line. The base features an arch into which the entry stairs rise and lead to an entry arcade. The base features a pair of tall windows at the same plane as the entry arch. The far west side of the building is recessed from the front wall plane by about ten feet. The historic photograph of the building in its original state show two stories over the base each

with five evenly spaced double-hung windows across each floor. In the historic photograph, the house is capped by a flat roof and a projecting cornice. The cornice projects beyond the building wall on each of its sides. The original composition of the façade was and well ordered and proportioned.

The top floor was removed in 1953 and replaced with an awkward mansard-shaped parapet.

3. **Historic Rating/Survey**
The subject property was included in the 1976 Architectural Survey.

4. **Historic District/Neighborhood Context**
The subject building is not within a Historic District. The surrounding built environment includes other large single-family houses constructed in a wide variety of architectural styles including the Beaux Arts, Victorian, and Craftsman styles.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   The house was constructed in 1922 and underwent a major alteration in 1953 when the top story was removed. No other major alteration or changes had been undertaken for the house. There are no know historically significant figures or events associated with this property.

2. **Period of Significance**
   The period of significance would be the date of the building's construction, which is 1922.

3. **Character-Defining Features**
   If the building had retained its integrity, the character defining features would include, the façade composition and proportions, detailing and materials.

4. **Integrity** The seven aspects of integrity are: location, design materials workmanship setting, feeling and association.
   The building has not retained its integrity. With the removal of its top story, the proportion of the façade changed dramatically and created an awkward squat house with an out-of-place mansard roof. The upper story windows no longer relate to a larger ordered façade program of a having to identical rows of windows one on top of the other; and the proportion of the base to the upper stories has also been dramatically altered.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   The project is not a Historic Resource as it has not adequately retained enough of its original fabric due to a substantial alteration to the 3rd floor.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**
   Not Applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   Not Applicable.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
   Not Applicable.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title : 550 – 556 Golden Gate Avenue; Demolition of Two Buildings
Location: 550 – 556 Golden Gate Avenue; Assessor's Block 763, Lots 006 & 007
City and County : San Francisco

Description of Nature and Purpose of Project: Proposed demolition of two vacant former office buildings.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: McDonald's Corporation; Requiring demolition permits from Department of Building Inspection

EXEMPT STATUS: (Check One)

X Categorical Exemption, Class 1(l)(3) – Demolition of up to three small commercial structures

REMARKS: Categorical Exemption Clase 1(l)(3) provides an exemption from CEQA for the demolition of up to three small commercial structures, provided that the structures are not considered to be an historical resource. The proposed project is to demolish two vacant buildings, formerly used for office space, each consisting of approximately 4,000 gross square feet. Each of these buildings qualifies as a small commercial structure, for the purposes of Class 1 exemptions.

Both buildings appear on the City's Unreinforced Masonry Building (UMB) Survey, and both buildings have received a Heritage D rating. Both properties have been reviewed by a Planning Department Historic Preservation technical specialist who has determined that the buildings are not significant or contributory to the City's historic fabric. Any architectural character that the buildings may have once contained is no longer present. Planning Department staff has determined there is no evidence that either property is an historic resource for the purposes of CEQA (see attached Memo.)

Contact Person: Paul Maltzer 558-5977

Date of Determination:

May 18, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Sponsor
O. Chavez/Bulletin Board
M.D.F.
Historic Preservation Distribution List
Exemption/Exclusion File

G:\Projects\exemptions\550 - 556 Golden Gate.doc
Revised 12/05/02

Adam Light

05/18/2004 10:59 AM

To: Paul Maltzer/CTYPLN/SFGOV@SFGOV
cc:
Subject: 550 and 556 Golden Gate Avenue

Hello Paul,

I reviewed the UMB files on the above-referenced properties, and there appears to be no significant architectural character to the buildings. Whatever architectural character the buildings may have originally had is now gone. Given the Heritage rating of "D", indicating that the buildings are not significant or contributory to the City' historic fabric, that the UMB file yields no substantial evidence of historic significance for the properties, that there are no other historical ratings on the properties, and that neither property has any apparent architectural significance or character that would suggest that further research should be done on the property regarding any potential significance, I would conclude that there is no evidence or other indication that the properties are historic resources for the purposes of the California Environmental Quality Act (CEQA).

Please let me know if you have any further questions or concerns.

Adam Light
San Francisco Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94114

(415) 558-6254 (voice)
(415) 558-6409 (fax)

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0230E
Location: 1272 42nd Avenue (Assessor's Block 1709, Lot 026)
City and County: San Francisco

4/04

Description of Nature and Purpose of Project: The proposed project would demolish an existing, 25-foot-high, two-story, approximately 853-square-foot (sf) single-family home, and construct a new two-unit, 40-foot-high, four-story, approximately 4,550-sf residential structure. The existing building on the project site contains two off-street parking spaces. The proposed building would also include two off-street parking spaces. The proposed structure would consist of the ground floor would contain a 500-sf garage, and 450-sf of the first unit. The first unit would continue on the second and third floors, with a total of 2,860 sf. The second unit, which would be entirely on the fourth floor, would contain a total of 1,190 sf. The existing building on the project site was constructed in 1907. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,996-sf project site (Assessor's Block 1709, Lot 026) is located mid-block on the east side of 42nd Avenue between Irving Street and Lincoln Way. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Silverman, (415) 567-9000

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
May 24, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: David Silverman, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The exterior building materials of the existing building consist of wood shingles and horizontal shiplap boards for the exterior walls, and asphalt shingle roofing. The two-story, residential building is located on a block, which has no consistent architectural character either in age, building form, or architectural style. The architectural style of the existing structure can be generically classified as vernacular cottage, while other buildings on the block are Victorian, Colonial, Craftsman, and Contemporary in style. While the building retains integrity in regards to location, all other aspects of integrity related to primary character-defining features have been compromised by the introduction of new features, which include adjacent buildings built to zero lot line; the introduction of a new garage opening; and the removal of the front landscape area for the driveway. There do not seem to be any associations with either events or persons that would quality the building for listing on the California Register. Owners include Minnie/Minna S. Burnett, A. Harrington, Charles Larimer, John/Jack R. and Catherine Faze. None seem to have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register.[2]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of an 845-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 4,000-sf, four-story residential structure with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would include two dwelling units with a total of 4,050 sf, and a 500-sf garage for two vehicles. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 7,2004

[2] Ibid.

PLANNING DEPARTMENT

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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: **Rick Crawford, Case Planner**
O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **May 7, 2004**

RE: **1272-42nd Avenue**
Block 1709, Lot 26
Case No. 2004.0230E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to demolish the existing two-story, single-family dwelling and construct a new four-story, two-family dwelling.

2. **Property Description**
The Planning Department's Parcel Information Database and the 3R Report are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property and building permit history, along with a description of the property's condition. The project sponsor also submitted a historical resource evaluation and accompanied Department of Parks and Recreation documents (DPR 523A - Primary Record and DPR 523B – Building, Structure, and Object Record) completed by Wendy L. Tinsley of Architectural Resources Group, dated March 2004.

The subject property is a single-family house with a ground floor (currently garage and storage) and a main floor (two-bedrooms and one bath) under a pitched pyramidal hipped roof. The Department's Parcel Information Database provides a construction date of 1907 for the subject property.

3. **Historic Rating/Survey**
According to the State Office of Historic Preservation Office (OHP), the property is not listed or determined eligible for separate listing in the National Register of Historic Places (National Register). The property does not appear in the California Historic Resources Inventory System (CHRIS) database or the Planning Department's Parcel Information Database survey ratings tab.

4. **Historic District/Neighborhood Context**
The subject property is located in the Outer Sunset Neighborhood, on the east side of 42nd Avenue, between Lincoln Boulevard and Irving Street. The majority of the buildings on the subject block face were constructed after 1915 (1920s, 1940s, and 1950s) with the exception of one building constructed before 1900 and one buildings constructed as late as the mid 1980s. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. While the subject house's architectural style can be generically classified as a vernacular cottage, there are also examples of Victorian, Colonial, Craftsman, and Contemporary style of architecture on the block.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   According to the 1915 Sanborn Map, the existing building has a slightly different building footprint. The original building on the property appears have expanded to the east (rear property line) resulting in a larger extension at the rear of the property. The rear extension was originally a kitchen that later was reconstructed as the current kitchen, along with a deck and stair. While the building permit history shows a garage conversion on the ground floor in 1912 and a garage door change in 1950, there is no other permit information on this building.

2. **Period of Significance**
   While examples of the Vernacular Cottages are rare and sporadic, and are considered one of the earliest developments in the western neighborhoods during the turn of the 20th century, this building is not an individually significant resource and is not individually eligible for designation under Article 10 of the Planning Code, the California Register of Historical Resources, or the National Register of Historic Places.

3. **Character-Defining Features**
   The character-defining features of the building are limited to the façade. While the building was originally constructed with no adjoining buildings, and contains at least five property line windows, subsequent development on both sides of the building have virtually eliminated

and block out these windows. The front facade features include: a pitched pyramidal hipped roof; front entry stairs built parallel to the front façade; wood shingles and horizontally hung shiplap boards siding; a tri-partite wood framed picture window featuring three single-pane casements with three wood framed transoms; and a single wood framed awning window near the enclosed entry porch.

4. Integrity

Location,	☒ Retains	☐ Lacks
Design,	☐ Retains	☒ Lacks
Materials,	☐ Retains	☒ Lacks
Workmanship,	☐ Retains	☒ Lacks
Setting,	☐ Retains	☒ Lacks
Feeling,	☐ Retains	☒ Lacks
Association.	☐ Retains	☒ Lacks

While the building retains integrity in regards to location, all other aspects of integrity as they related to the primary character-defining features have been compromised by the introduction of new features. These features include: adjacent buildings built to zero lot line, the introduction of a new garage opening, and the removal of the front landscape area for the driveway.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

a. **Event:** or	☐Yes	☒No	☐Unable to determine
b. **Persons**: or	☐Yes	☒No	☐Unable to determine
c. **Architecture:** or	☐Yes	☒No	☐Unable to determine
d. **Information Potential:**	☐Yes	☐No	☒Unable to determine

The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criteria for listing on the California Register of Historical Resources. Based upon the information provided by Wendy L. Tinsley of Architectural Resources Group, dated March 2004, there are four known owners for this building: Minnie/Minna S. Burnett, A. Harrington, Charles Larimer, John/Jack R. and Catherine Faze.

While, there is not enough information to determine whether the building qualifies under the fourth criteria (information potential), there is evidence that the subject property is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is not associated with the lives of persons important to local, California or national history.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

   ☐Yes ☐No ☒Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0179E: Vertical and Horizontal Additions and Change of Occupancy

Location: 215-217 Cole Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve vertical and horizontal additions to an existing residential building and an addition of a dwelling unit for a total of three dwelling units. The vertical addition would be set back from the front façade to the depth of the existing side setback, which is approximately 16.5 feet. The façade would also be rehabilitated, including the reconstruction of the front porch. The project site at 215-217 Cole Street (Assessor's Block 1212, Lot 003) is approximately 2,574 square feet in size and located near mid-block on the west side of Cole Street in the block bounded by Cole, Fell, Shrader, and Hayes Streets. The project site is zoned RH-3 (Residential, House, Three-Family) and within a 40-X height and bulk district.

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/27/04

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Reza Khosh, phone: (415) 584-0504

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15331]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

May 27, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
Reza Khosh, Project Sponsor
Dan Dibartolo, Planning Department – SE Quadrant
Sue Hestor, Attorney at Law
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Historical list
Exemption / Exclusion File

REMARKS (continued from previous page):

The existing building at 215-217 Cole Street is listed in the 1976 Architectural Quality Survey and the Victorian Alliance 1996 survey:

> *One of a group of four, comprised of 215-217, 225-227, 231-233, and 237 Cole (Block 1212/ Lots 3,4,5, and 6). Originally identical, these houses were built on speculation by Isaac Eliaser, a former watchmaker, who owned several lots in this neighborhood. These four houses are remarkably similar to the famous "post card row" on Alamo Square, built six years earlier by developer Matthew Cavanaugh. Notable exterior features include the decorative fans under the cornice, the classical egg-and-dart molding inside the gable-end, and the pairs of double columns supporting the round entry arch. Unfortunately, 215-217 has been stripped and clad in asbestos.*

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The property is significant for its architecture as part of a group of four buildings erected before 1906, which display a high level of craft and ornament and form. The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated April 27, 2004, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Rehabilitation* and that the project would not have a significant adverse affect on the historic resource.[1] Specifically, the proposed project would be consistent with Standard No. 2: The historic character of a property will be retained and preserved; and Standard No. 9: New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. Furthermore, material impairments will be avoided by retaining historic materials, and replacement of missing elements based on evidence on the building and from the buildings adjacent to it, in particular 225 Cole Street. By setting the top floor back the depth of the side setback (16.5 feet) the feeling of the building and the district of four buildings would not be adversely impaired. Because the proposed project would be consistent with the *Secretary of the Interior's Standards* and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 31.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if (A) the project is in an area where all public services and facilities are available to allow maximum development permissible in the General Plan and (B) the area in which the project is located is not environmental sensitive. The proposed project would add approximately 2,172 gross square feet to the existing building for a total gross square footage of 6,546. The proposed additions would not exceed 10,000 square feet, the project site is located in an area where all public services and facilities are available, and the project site is not in an area that is environmentally sensitive. Therefore, the proposed additions would be exempt under Class 1.

CEQA State Guidelines Section 15331, or Class 31, provides an exemption from environmental review for historical resource restoration/rehabilitation in a manner consistent with the *Secretary of the Interior's Standards.* As stated above, the proposed project would involve the rehabilitation of the front façade and the proposed rehabilitation is consistent with the *Secretary of the Interior's Standards* and therefore the proposed project is exempt under Class 31.

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[1] Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. April 27, 2004.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM

TO: **Art Aguilar,** Major Environmental Analysis

CC: A. Green, Recording Secretary, Landmarks Board
O. Chavez/Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: **April 27, 2004**

RE: **Address 215-217 Cole Street**
Block 1212, Lot 003
Case No. 2004.0179E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The project is to add a vertical and horizontal additions to the building and change the occupancy from two units to three. The vertical addition will be set back from the main façade to the depth of the existing side setback. The Cole Street façade will also be rehabilitated, including the reconstruction of the front porch, as articulated on façade plans received at the Planning Department on April 24, 2004. The single window in the 4th floor gable will be removed, and the opening enlarged to accommodate a pair of wood double-hung windows.

2. Property Description

The building at 215-217 Cole Street is a three1/2-story frame residential building containing two flats, built in 1901. There is a garage on the ground floor. There is a single side setback 16'6" in depth from the façade. The Cole Street façade was covered in mineral-cement shingles, since removed. Much of the detailed woodwork was removed, but spandrel panels, wood windows, and paint scars reveal the details that were removed. Additionally, three adjacent buildings share the same form and detail.

3. Historic Rating/Survey

1976 Architectural Quality Survey; Victorian Alliance 1996 survey.

4. Historic District/Neighborhood Context

One of a group of four, comprised of 215-217, 225-227, 231-233 and 237 Cole Street (Block 1212; Lots 3, 4, 5, 6). Originally nearly identical, these houses were built on speculation by Isaac Eliaser, a former watchmaker who owned several lots in this neighborhood. These four houses are remarkably similar to the famous "postcard row" on Alamo Square, built six years earlier by developer Matthew Cavanaugh.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   The building was erected in the Classical / Colonial revival style in 1901. Around 1940, the façade was striped of projecting ornament, and re-clad in mineral-cement shingles. A garage was added and the front porch removed by that time. In or around 2002, the mineral-cement shingles were removed.

2. **Period of Significance**
(include date of construction if eligible for architecture only)
1901

3. **Character-Defining Features**
Character defining features include the volume of front projection to the depth of the side setback, existing façade detail (although obscured by tar paper), true wood windows and doors.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒ Retains	☐ Lacks
feeling,	☐ Retains	☒ Lacks
association.	☒ Retains	☐ Lacks

The building retains much of its integrity, lacking only some surface ornament which is easily documented both on the building itself from paint scars and other evidence, and by the three adjacent buildings that were built concurrently with the subject building and themselves retaining façade ornament. The building at 225 Cole Street is to be used as a guide for the replication of façade detail and the reconstruction of the front porch.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☐Yes	☐No	☒Unable to determine
• **Persons**: or	☐Yes	☐No	☒Unable to determine
• **Architecture:** or	☒Yes	☐No	☐Unable to determine
• **Information Potential:**	☐Yes	☐No	☒Unable to determine

The property is significant for its architecture as part of a group of four buildings erected before 1906, that display a high level of craft and ornament and form. Because the building qualifies as an historic resource for the purposes of CEQA for its architecture, it is not necessary to prove or disprove eligibility for events or association with persons, simply, that it is a resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The project as submitted, and façade alterations as noted on the revisions submitted to the Planning Department on April 24th are consistent with the Secretary of the Interior's Standards for Rehabilitation. In particular, Standard #2: The historic character of a property will be retained and preserved; and, Standard # 9: New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property; will be adhered to.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable: Material impairments will be avoided by retaining historic materials, and replacement of missing elements based on evidence on the building and from the buildings adjacent to it, in particular 225 Cole Street. By setting the top floor back the depth of the side setback (16'6") the feeling of the building and the district of four buildings will not be adversely impaired.

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title: Case No. 2004.0065E
Location: 2131 Divisadero Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the conversion of an existing attic space into habitable rooms at the front portion of a two-story, two-unit residential building. The existing roof would be replaced with a raised, hipped roof to accommodate two new bedrooms. The peak of the roof would be increased four feet in height. A new gabled dormer would extend from the south slope of the new hipped roof. The existing building is historically rated in *Here Today*. The project site at 2131 Divisadero Street (Assessor's Block 1004, Lot 004) is approximately 4,950 square feet in size and located about mid-block on the western side of Divisadero Street on the block bounded by Divisadero, Sacramento, Broderick, and Clay Streets. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Eve Modson, Quickdraw; phone: (415) 552-1888

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
May 27, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Quickdraw, project sponsor
Geoffrey Nelson, NW quadrant
Historic Preservation distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

The existing building at 2131 Divisadero Street is a two-story, two-unit residential building that is listed in *Here Today* (#2131), a cultural resource survey and subsequent book of historic resources in San Francisco. Also, the building was surveyed between 1974 and 1976 as part of City-sponsored citywide inventory of architecturally significant buildings. The inventory assessed the architectural significance of 10,000 surveyed structures from the standpoint of overall design and particular design features. Both contemporary and older buildings were included and each building was numerically rated according to its overall architectural significance.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated May 5, 2004, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* and that the project would not have a significant adverse affect on the historic resource.[1] The character-defining features of this building are primarily the decorative features that are representative of the Italianate and Queen Anne architectural styles. This building type is characterized by tall, narrow wood double-hung windows, squared bay windows, and brackets beneath the cornice with insert panels in the frieze. The turret is a typical element in Queen Anne residences, and its presence at the subject property reflects a blending of these two styles. All of these elements are present on the subject property and comprise the character-defining features of this property. The proposed project would involve raising the hipped roof approximately four feet and to construct a new, gabled dormer at the south slope of the roof. The new height would accommodate habitable space in an existing attic storage area. The relatively minor alterations would not negatively impact the historic character-defining features, as outline above, of the residence and are consistent with the *Secretary of the Interior's Standards for Rehabilitation.* Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmental sensitive. The existing building is approximately 3,800 square feet and the proposed addition would increase the square footage by approximately 800 square feet, for a total square footage of 4600 square feet. The project site is not located in an environmentally sensitive area of the City and is an area where all public service and facilities are available. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. May 5, 2004.

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MEMORANDUM

TO: **Art Aguilar**, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: May 5, 2004

RE: **2131 Divisadero Street**
(Block: 1004; Lot: 4)
Case No. 2004.0065E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to convert an existing attic space into habitable rooms at the front portion of a two-story, two-unit building. The existing roof will be replaced with a raised, hipped roof to accommodate two new bedrooms. The peak of the roof would be increased four feet in height. A new gabled dormer would extend from the south slope of the new hipped roof.

2. **Property Description**
The subject Italianate-style residence is clad in horizontal wood siding; it features a rounded turret with a conical roof at the south side of the building and a squared bay window with paired windows at the north side. This turret indicates a Queen Anne influence. The second story arched, double-hung windows are accented with decorative hoods. The prominent cornice has brackets with inset panels between.

3. **Historic Rating/Survey**
This building is listed in the "Here Today" survey (page 262) and in the Planning Department's Architectural Survey of 1976. It was constructed circa 1880.

4. **Historic District/Neighborhood Context**
The property is not located within an historic district. The surrounding neighborhood is characterized by predominantly residential buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category A.2, Resources on Adopted Local Registers.** These are defined as properties included in a local register of historical resources, as defined by Public Resources Code section 5020.1(k), or identified as significant in an historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

EVALUATION / ANALYSIS

1. **History**
   The subject property was constructed circa 1880 in the Italianate architectural style with Queen Anne elements.

2. **Period of Significance**
   Circa 1880.

3. **Character-Defining Features**
   The character-defining features of this building are primarily the decorative features which are representative of the Italianate and Queen Anne architectural styles. This building type is characterized by tall, narrow wood double-hung windows, squared bay windows, and brackets beneath the cornice with inset panels in the frieze. The turret is a typical element in Queen Anne residences, and its presence at the subject property reflects a blending of these two styles. All of these elements are present on the subject property and comprise the character-defining features of this property.

4. **Integrity**
   The subject property has retained or lacks integrity from the period of significance noted above, as follows:

   The subject property appears to be in excellent condition and retains its historic integrity.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   - **Event:** or ☐Yes ☐No **X** Unable to determine
   - **Persons:** or ☐Yes ☐No **X** Unable to determine
   - **Architecture:** or **X** Yes ☐No ☐ Unable to determine
   - **Information Potential:** ☐Yes ☐No **X** Unable to determine

   The subject property is listed in both the Here Today survey and the Architectural Survey of 1976, for its architectural significance and its unique blending of two Victorian-era architectural styles, Italianate and Queen Anne. Because the building qualifies as an historic resource for the purposes of CEQA for its architecture, it is not necessary to prove or disprove eligibility for events, association with persons, or its potential to yield information important to history or prehistory.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The project proposes to raise the existing hipped roof approximately four feet and to construct a new, gabled dormer at the south slope of the roof. The new height will accommodate habitable space in an existing attic storage area. The relatively minor alterations will not negatively impact the historic character-defining features of the residence, and are consistent with the Secretary of the Interior's Standards for Rehabilitation.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
☐Yes ☒ No ☐ Unable to determine

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Planning Department

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title:	2004.0292E
Location:	301-305 Clement Street (Assessor's Block 1436, Lot 001)
City and County:	San Francisco

Description of Nature and Purpose of Project: Washington Mutual Bank currently occupies approximately 1,843-square feet (sf) on the ground floor of a 6,200-sf, two-story building on the southwest corner of Clement Street and Fourth Avenue. The proposed project consists of the remodel of the existing branch bank and a 435-s-f vacant adjacent tenant space for bank use and a pedestrian ATM. The existing, approximately 32-foot-tall wood frame building is occupied by a hair salon, the bank and vacant space (formerly a flower shop) on the ground floor, and professional offices on the second floor. There is no off-street parking on the project site, and none is proposed. The proposed project includes the expansion of the bank use into the ground floor vacant space. The storefront door of the vacant space would be replaced with a new pedestrian ATM at the sidewalk, adjacent to an existing ATM. Some of the glass block wall at the 4th Avenue elevation would be replaced as part of the project. At the rear of the property, screened from public and private views, two mechanical condensing units would be installed at the bottom of an existing light well. Except for the aforementioned modifications, the exterior of the building would remain unchanged. (continued on page 2)

04

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Robert T. Wright, (206) 623-4646

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(a) and 15331]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
May 27, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Robert T. Wright, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Description of Project (continued from previous page): Interior alterations would include removal and reconfiguration of partitions. Building height, and bulk would not change with the proposed project. Existing uses in the building would remain the same, except that the former flower shop would convert to bank use.

The existing wood frame building on the project site was constructed in 1897. The building is listed on the "Here Today" survey on page 259, and on the Planning Department's Architectural Survey of 1976. The building also has a National Register Status Code rating of 5S1, which means that it is recognized as an historically significant property by a local government, and therefore is presumed to be an historical resource under the California Environmental Quality Act (CEQA). The 3,250-sf project site (Assessor's Block 1436, Lot 001) is located in the Inner Richmond district. The site is zoned Inner Clement Street Neighborhood Commercial District and is within a 40-X height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA.[1] The Department's Historic Resource Evaluation Response is attached to this categorical exemption. The two-story commercial building, which was constructed in 1897 as a neighborhood community center, is clad in horizontal wood siding and has a hipped roof, covered with asphalt shingles. The character-defining features of the building are its classical decorative elements, including a wide entablature with dentils and heraldic insignias at the frieze band and Doric pilasters at each corner of the second level. The Doric column at the corner of the ground level, presumably where the original corner entry was located, is also a remaining significant feature of the building.[2]

Planning Department staff reviewed the proposed project and determine that it would be consistent with the relevant standards from the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[3] This determination was based on the fact that the proposed alterations would not affect the historic character of the property, which would be consistent with the *Secretary of the Interior's Standards for Rehabilitation*, No. 2. Standard No. 2 states that "the historic character of the property will be retained and preserved." The building has had substantial changes at the ground level to accommodate the changing needs of tenants. The existing Washington Mutual entry is a non-historic alteration. The original windows have been replaced with aluminum windows and glass block infill. In addition, several of the heraldic insignia moldings have been removed from the frieze band. The proposed project would include removal of a non-historic entry, and replacement with divided lite windows to match the existing. These relatively minor alterations would not impact the historic character-defining features of the building, and therefore, are consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

CEQA Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would include minor exterior alterations, and the removal and reconfiguring of interior partitions, plumbing, and electrical conveyances. The proposed project involves no expansion of the size or use of the existing building, and therefore, meets the criteria of Class 1.

---

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 20, 2004

[2] Ibid.

[3] Ibid.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: **Nannie Turrell**, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: May 20, 2004

RE: **301-305 Clement Street**
(Block: 1436; Lot: 1)
Case No. 2004.0292E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to expand the existing Washington Mutual bank into the adjacent 400 square foot vacant commercial space. Exterior modifications include the replacement of an existing commercial entry with a 2nd ATM machine at the front elevation and the replacement of glass block infill at two window openings along the east elevation with windows to match existing.

2. **Property Description**
The subject two-story commercial building is clad in horizontal wood siding and has a hipped roof. Classical detailing includes a wide entablature with dentils and heraldic insignias at the frieze band and Doric pilasters at each corner at the second level.

3. **Historic Rating/Survey**
This building is listed in the "Here Today" survey (page 259) and in the Planning Department's Architectural Survey of 1976. The building also has a National Register Status Code rating of 5S1, which means that it is recognized as an historically significant property by a local government. It was constructed in 1897.

4. **Historic District/Neighborhood Context**
The property is not located within an historic district. The surrounding neighborhood is characterized by predominantly neighborhood commercial buildings along the Clement Street corridor, with residential buildings on adjacent blocks.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category A.2, Resources on Adopted Local Registers.** These are defined as properties included in a local register of historical resources, as defined by Public Resources Code section 5020.1(k), or identified as significant in an historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

EVALUATION / ANALYSIS

1. **History**
   The subject property was constructed in 1897 and features classical detailing. It was designed by Charles J. Flugger as the Richmond Hall, a neighborhood community center.

2. **Period of Significance**
   1897

3. **Character-Defining Features**
   The character-defining features of this building are the classical decorative features, including the entablature with its dentils and heraldic insignia moldings at the frieze band and the Doric pilasters at each corner of the second level. The Doric column at the corner of the ground level, presumably where the original corner entry was located, is also a remaining significant feature of the building.

4. **Integrity**
   The subject property has retained or lacks integrity from the period of significance noted above, as follows:

   The subject property has had significant changes at the ground level, in order to accommodate changing tenants and their individual needs for storefronts and displays. The existing Washington Mutual entry is a non-historic alteration. The original windows have been replaced with aluminum windows and glass block infill. Several of the heraldic insignia moldings have been removed from the frieze band as well.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
    - **Event:** or X Yes ☐No ☐ Unable to determine
    - **Persons**: or ☐Yes ☐No X Unable to determine
    - **Architecture:** or X Yes ☐No ☐ Unable to determine
    - **Information Potential:** ☐Yes ☐No X Unable to determine

    The subject property is listed in both the Here Today survey and the Architectural Survey of 1976, for its classical architectural features and its role as a neighborhood center for the local community. Because the building qualifies as an historic resource for the purposes of CEQA for its architecture, it is not necessary to prove or disprove eligibility for events, association with persons, or its potential to yield information important to history or prehistory.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

    The project proposes to remove a non-historic entry and replace it with a walk-up ATM. In addition, non-historic glass block infill will be removed and replaced with divided lite windows to match the existing. These relatively minor alterations will not negatively impact the historic character-defining features of the residence, and are consistent with the Secretary of the Interior's Standards for Rehabilitation.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
    X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
    ☐Yes X No ☐ Unable to determine

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0462E

Location: 261 26th Avenue

City and County: San Francisco

Description of Nature and Purpose of Project: The project site at 261 26th Avenue (Block 1386, Lot 011) is approximately 3,000 square feet (sq.ft.) in size and is located mid-block on the on west side of 26th Avenue on a block bounded by California Street, 27th Avenue, Lake Street and 26th Avenue. The proposed project would involve demolition of an existing two-story single-family building and the construction of a new four-story three unit building. The new project would include three new residential units in three levels over a ground floor garage accommodating three independently accessible off-street parking spaces. The proposed project would total 8,164 sq.ft. The project site is zoned RM-1 (Residential, Mixed-Use) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Patrice Fambrini, Jaidin Consulting Group LLC, phone: (415) 863-3888

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:

June 3, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Patrice Fambrini, Project Sponsor
Tina Tam, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

The existing building at 261 26th Avenue is a two-story, one-unit residential building. The proposed project would involve demolition of the existing building and construction of a four-story, three-unit residential building totaling approximately 8,164 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project is located in the Outer Richmond Neighborhood, on the west side of 26th Avenue. The majority of the buildings on the subject block face were constructed after the 1980s with the exception of a few constructed during the 1920s and 1960s. Other than the subject building, there is only one other building constructed before 1906 (247 26th Avenue). The subject block face is considered eclectic with a mix of different building shapes, sizes, and architectural styles. While the subject building's architectural style can be generically classified as Victorian, or more specifically as a contractor's Queen Anne, the majority of the buildings on the block are of Contemporary style of architecture. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of a singel family residential building and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story, three-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of three residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 19, 2004.

PLANNING DEPARTMENT
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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: **Geoffrey Nelson, Case Planner**
O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist** tbt

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **May 19, 2004**

RE: **261-26th Avenue**
Block 1386, Lot 11
Case No. 2003.0462E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing two-story, two-family dwelling and construct a new four-story, three-family dwelling.

2. Property Description

The Planning Department's Parcel Information Database and the 3R Report are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property and building permit history, along with a description of the property's condition.

While Planning records indicate the subject property is a single-family house, the floor plans submitted to the Planning Department show a two-family dwelling. The ground floor contains a garage, family room with kitchen, full bathroom and storage and the main floor contains a living room, kitchen and nook area, two-bedrooms and one full bath. There are no records showing the single-family dwelling conversion to a two-family dwelling. The Department's Parcel Information Database provides a construction date of 1904 for the subject property.

3. Historic Rating/Survey

According to the State Office of Historic Preservation Office (OHP), the property is not listed or determined eligible for separate listing in the National Register of Historic Places (National Register). The property does not appear in the California Historic Resources Inventory System (CHRIS) database or the Planning Department's Parcel Information Database survey ratings tab.

4. Historic District/Neighborhood Context

The subject property is located in the Outer Richmond Neighborhood, on the west side of 26th Avenue, between Lake and California Streets. The majority of the buildings on the subject block face were constructed after the 1980s with the exception of a few constructed during the 1920s and 1960s. Other than the subject building, there is only one other building identified in the Parcel Information Database as constructed before 1906 (247-26th Avenue). The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. While the subject building's architectural style can be generically classified as "Victorian" or more specifically as a contractor's "Queen Anne", the majority of the buildings on the block are of Contemporary style of architecture.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

From the given information and research, it is likely that the subject property was not built before 1906. According to the information submitted by Jaiden Consultants, dated March 9, 2004, there are no records found for this property in the Spring Valley Water Company (1861-1930s). The earliest Sanborn Map Company fire insurance map, dated 1906, shows a lot with two small buildings on it. None of these buildings have the same footprint as the existing building on the property. The current building did show up on the Sanborn Map until 1915, along with most of the other dwellings on the block. In the 1928 Sanborn Map, there is an addition shown at the rear of the building. The most current Sanborn Map, last revised in 1999, show no new changes to this building since that time.

According to the building permit history, the building was raised and remodeled and two rooms were added to the rear in 1915. The only other permit on file is for the installation of an overhead garage door in 1958. While it is apparent a more recent addition was constructed at the rear, resulting in deck and stairs above grade, there is no permit information for this work.

2. Period of Significance

While examples of the Victorian style buildings are considered one of the earliest developments in the western neighborhoods during the turn of the 20th century, they are becoming rare and sporadic due to the vase amount of redevelopment over the past 20 to 30 years. This is evident along this block face. Since this building is not an individually significant resource and is not individually eligible for designation under Article 10 of the Planning Code, the California Register of Historical Resources, or the National Register of Historic Places, the Department does not recommend further investigation into the historical value of the property.

3. Character-Defining Features

The character-defining features of the building are limited to the façade. The architectural features of the existing dwelling consist of a low gabled roof, side entry porch framed by two columns, shingle siding, and square bay with double-hung windows at the front façade.

4. Integrity

Location,	☐ Retains	☒ Lacks
Design,	☐ Retains	☒ Lacks
Materials,	☐ Retains	☒ Lacks
Workmanship,	☐ Retains	☒ Lacks
Setting,	☐ Retains	☒ Lacks
Feeling,	☐ Retains	☒ Lacks
Association.	☐ Retains	☒ Lacks

While it is still unclear as to when the building was first constructed and what the physical appearance of that building was like, it is clear the originally building was altered. No longer a one-story building, the building presently contains a ground floor garage and exterior entry stairs.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

a. **Event:** or ☐Yes ☒No ☐Unable to determine

b. **Persons**: or ☐Yes ☒No ☐Unable to determine

c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

Based upon the information provided by the Project Sponsor, there are two known owners for this building: Margt and Frank J and John J. and Ethel L. Walsh until the late 1940s. These names are not important to local, California, or national history. There is no evidence that that property is associated with events that have made a significant contribution to the broad patterns of local or regional history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. There is not enough information to determine whether the building qualifies under the fourth criteria (information potential).

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

☐Yes ☐No ☒Unable to determine

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	Case No. 2004.0152E: Demolition of a Single-Family Dwelling and Construction of Two Single-Family Dwellings
Location:	477 Harkness Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing single-family residential structure, as well as an existing detached single-care garage and storage shed, and construction of two new single-family dwellings. The proposed project would also involve a subdivision of the project site into two lots by the Department of Public Works. The project site at 477 Harkness Avenue (Assessor's Block 6178, Lot 047) is approximately 5,000 square feet in size and located about on the southwestern side of Harkness Avenue in the block bounded by Harkness Avenue, Delta Street, Wilde Avenue, and Rutland Street. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Julia Liu, phone: (415) 695-1111

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

July 7, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
Julia Liu, Project Sponsor
Jonathan Purvis, Planning Department – SE Quadrant
Sue Hestor, Attorney at Law
Historic Preservation List
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date of 1906. In a memorandum dated May 11, 2004, Planning Department staff reviewed the proposed project and determined that the existing residential structure at 477 Harkness Avenue is not considered an historic resource for the purposes of CEQA evaluation.[1] The existing residential building is clad in wood "shiplap" siding, and is characterized by simplicity in form and detail, and a shaped parapet. The building has retained most of its integrity, having the same basic form and cladding as it did when it was erected in a sparsely developed neighborhood. The urban fabric has since more fully developed, and this property has an altered setting – window replacements and stair reconstruction diminish the property's integrity of materials. The existing building is not associated with any events or persons that have made a significant impact to local, California, or national history. The building itself is not eligible for listing on the California Register of Historical Resources and is therefore not an historical resource under CEQA. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one single-family residence and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of two new single-family residences. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of up to three single-family residences in an urbanized area. Therefore, the proposed construction of two single-family residences is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. May 11, 2004.

PLANNING DEPARTMENT
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MEMORANDUM

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TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
O. Chavez/Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: **Mark Luellen,** Acting Preservation Coordinator *for*
Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **May 11, 2004**

RE: **477 Harkness Avenue**
Block 6178, Lot 026
Case No. 2004.0152E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
Demolition of existing dwelling and outbuildings, and the construction of two new single-family dwellings.

2. **Property Description**
The property consists of three structures: a two-story residential building, a single-car detached garage, and a small detached storage shed. The main residential building is located at the rear of the wide lot. The ground floor is unoccupied, while the upper floor contains five rooms. The flat front façade is unadorned, save for a shaped parapet.

3. **Historic Rating/Survey**
No prior ratings.

4. **Historic District/Neighborhood Context**
The neighborhood was not covered in the 1899 Sanborn map, and it is assumed that it was undeveloped. By 1913, the Sanborn map indicates an average of 12 buildings per block. Presently, there are presently about 40 buildings per lot. More than 2/3 of the buildings that existed in 1913 are still present in the surrounding 5-block area. There are no known listed or eligible districts in the project area.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into Category B, Properties Requiring Further Consultation and Review. (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   Built c. 1906. Water service added to the then-vacant cottage in 1930. Garage built 1947. Windows replaced in 1971 and 1980. A more detailed history is found in the attached 4-page document Historical Resource Evaluation prepared by Carey & Co. on April 7, 2004.

2. **Period of Significance**
   None.

3. **Character-Defining Features**
The residential building is clad in wood shiplap siding, and is characterized by simplicity in form and detail, and a shaped parapet.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The building retains most of its integrity, having the same basic form and cladding as it did when it was erected in a sparsely developed neighborhood. The urban fabric has since more fully developed, and this property has an altered setting. Window replacements and stair reconstruction diminish the property's integrity of materials

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

On April 7th, 2004, the project sponsor provided the Planning Department with information that there are no associations, other than the possibility of the 1906 earthquake, and where they researched that to reach such a conclusions. The building was likely erected in 1906 during a construction boom in San Francisco resulting from the Earthquake and fire of April 1906. This building is located outside of the fire-zone, and is therefore not a reconstruction building, but it likely was built for housing a family after the calamity. It is not a "Refugee Shack" proper, simply one of a significant number of hastily erected small dwellings erected to house people in the period following the disaster of 1906. Several persons associated with the property were found not to be significant in California history, and eligibility for listing in the California Register under Criterion 2, to be highly unlikely. This property does not meet Criterion 3 for listing in the California Register. Research was not conducted to determine eligibility based on information potential. This was found to be sufficient to conclude that **this building itself is not eligible for listing in the California Register, and therefore it is not an historical resource for the purposes of CEQA.**

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☒ Not applicable, *or Add response*

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

Historical Resource Evaluation - Request for Information

Category C – Supplemental Information

Address: 477 Harkness Avenue

Block No. 6178 **Lot No.** 264

Date of Construction: 1906 circle one: Actual [✓ Estimated]

- **Source for date, or basis for estimate:** San Francisco Assessor's Office

Architect/Builder: Unknown

Original Owner: Unknown

Subsequent Owners: Raymond J. Roland (1944-1947), Mrs. Dolores Young (1954-1961), Mrs. Dolores Fuson (1963-1968), Eddie Lee Griffin (1973-1981)

Historic Name: none

Common Name: none

Original Use: Residential

Present Use: Residential

Has the building been moved? If yes, provide date: No

- **Original Location:** N/A

Architectural Style: Vernacular

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

1. **Property Description**
   - Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures
2. **History**
   - Provide a written description of the history of the property, including any association with significant events or persons.
3. **Construction History**
   - Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
4. **Photographs**
   - Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the block face, and facing buildings
   - Provide historic photographs, if available
5. **Other Information**
   - Attach available information that may provide information that will help to determine whether the property is an historic resource, such as historic Sanborn Maps, drawings, newspaper articles and publications

2003/11/19/0549

Historic Survey Information:

The Property is *(mark all that apply):*

Not known*	Constructed prior to 1906 Earthquake
N/A	Listed in the 1976 Architectural Survey and more than 50 years old
N/A	Listed in the 1968 Junior League Survey (the basis for *Here Today)*
N/A	Listed in a San Francisco Architectural Heritage Survey and more than 50 years old
N/A	Listed in the Unreinforced Masonry Building (UMB) Survey
N/A	General Plan Referenced Building
N/A	National Register and California Register Status Code of 7
N/A	Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
No	Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
N/A	Other Informational Survey
	▪ Name of Survey____________________
________	Other, please list. ____________________

If you have been referred to MEA by staff, please enter name: ____________________

Form prepared by: Carey & Co., Inc. Date: April 7, 2004

Address: 460 Bush Street, San Francisco Phone: 415-773-0773

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

See page 4.

*Assessor's records list the year 1906, no further supporting documentation was found

1. Property Description

This single-story with a basement residence is rectangular in plan, situated on an east-west slope with its primary façade facing southwest. Its wood-framed walls are clad in horizontal siding and support a flat roof over the main body of the building and a shed roof over the kitchen/bath extension to the northwest. The primary façade features a centrally located covered entry porch and stair. A secondary entry porch and stair are located at the northwest façade directly accessing the kitchen. Aluminum sliding windows are set into each façade. A gable-roofed garage at the west corner of the property faces Harkness Avenue. The garage is clad in horizontal siding and has a modern door. At the north corner of the property is a small storage building. A chain-link fence contains the landscaped front yard.

2. History

Because the San Francisco Assessor's Office has assigned a construction date of 1906, the building may be associated with a historically significant event in the city's history, the earthquake of April 18, 1906. Archival research yielded no additional documentation indicating if the building was constructed before or after this date.

No original building application or plans were found for 477-483 Harkness Avenue. The earliest known owner/occupant are Raymond J. and Ann Roland. Mr. Roland, a laborer, is listed in city directories as owning/occupying the property from 1944 to 1947. In 1954, Mrs. Dolores Young, widow of David Young, is listed as owner/occupant. Mrs. Young continued to occupy the house until 1961. In 1963, Mrs. Dolores Fuson, widow of Jack Fuson, owned and occupied the property until 1968. The beginning of the 1970s saw the building vacant until its purchase by Eddie Griffin in 1973. The Griffins owned/occupied the building until 1981, leaving it vacant once again. Research yielded no information indicating the historical significance of any of these individuals.

The existing building was constructed during the Edwardian period (1901-1910) as specified by San Francisco Preservation Bulletin no.18. According to this bulletin: "Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival and the Beaux-Arts style." However, the building currently exhibits no obvious architectural features associated with any of these substyles.

3. Construction History

The 1915 Sanborn map for this property's area shows the building form at 477 Harkness Avenue much as it exists today. Though no building permits were found, it appears that since 1915 a small bathroom addition was made to the west corner of the building. A detached garage was added to the southwest corner of the property in 1947. An application was filed in 1970 to tear out and rebuild stairs located at the rear of the building. Currently no rear stairs exist. In 1971, and again in 1980, wood windows were replaced by aluminum sliding windows with no alterations to the existing openings. Since the building was constructed during the Edwardian period (1901-1910) but it does not display architectural elements of that period, alterations may also include the removal of stylistic ornament.

Sources

Building, Electrical, & Plumbing Permits, City and County of San Francisco – Department of Building Inspection

Biography Resource Center Database, San Francisco Public Library

California Death Index 1940-1997

Crocker-Langley San Francisco City Directory. San Francisco, Cal.: H.S. Crocker Co., c.1920-.

Crocker-Langley San Francisco City Directory for the year commencing... San Francisco, Cal.: H.S. Crocker Co., c.1896-c.1919.

Polk's Crocker-Langley San Francisco City Directory. San Francisco, Cal.: R.L. Polk & Co., c.1930-c.1952.

Proquest Newspaper Article Database, San Francisco Public Library

San Francisco Chronicle Index. Ann Arbor, MI: Published under agreement with the San Francisco Chronicle by University Microfilms International, c1988-

San Francisco Historical Photograph Collection, San Francisco Public Library

San Francisco Newspaper Index – 1904-1959, San Francisco Public Library
(includes San Francisco Call, Examiner, & Chronicle)

Sanborn Map Company. *Fire insurance maps from the Sanborn Map Company Archives, late 19th century to 1990*. California [microform] / a microfilm project of University Publications of America. Bethesda, MD: University Publications of America, c.1995.

PLANNING DEPARTMENT
City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0245E, Chinese Recreation Center
Location: 1199 Mason Street (Assessor's Block 213, Lot 001)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish the existing, approximately 21,554-square-foot (sf) Chinese Recreation Center building, and construct a new approximately 27,160-sf building, which would be used for identical recreation uses. The net increase would accommodate storage and circulation changes and slightly increase the usable recreation space to accommodate current demand. Outdoor space on the project site would increase from 12,180 sf to 16,138 sf by renovating rooftops into usable outdoor spaces. The Chinese Recreation Center is located at 1199 Mason Street at Washington Street. The 28,357-sq-ft site is steeply sloping, with grades in excess of 20%. The height of the existing building varies in relation to the slope of the sidewalk. The maximum height of the building at any point on the site is 45 feet. The proposed building would have a maximum height of 59.1 feet. Property under the jurisdiction of the Recreation and Park Commission is not subject to Section 295 of the Planning Code, which restricts height of structures shadowing property under the jurisdiction of or designated for acquisition by the Recreation and Park Commission. There are currently no off-street parking spaces on the project site, and none are proposed. The existing building on the project site was constructed in 1951. It is not included in any

(Continued on page 2)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tony Leung (415) 581-2543

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EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15302]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
July 19, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for
Paul Maltzer
Environmental Review Officer

cc:
Tony Leung, Project Sponsor
Toni Moran, Recreation and Park Department
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

PROJECT DESCRIPTION (continued from previous page): survey or inventory, and is presumed not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The site is zoned P (Public) and is within a 65-A height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The Chinese Recreation Center building is mainly a one-story structure with perimeter non-bearing concrete walls. The gymnasium, which dominates the site, is a steel frame with a diagonal sheathing roof. The auditorium is a concrete frame with concrete slab roof. There is a partial basement under the assembly room and bleachers, and a partial second floor above the craft area, which is used as a gym room. The building is not located in any known historic district. It is located across the street from the San Francisco Municipal Railway's historic Cable Car Barn and Museum, which are part of the San Francisco Cable Cars National Register District.

There do not seem to be any associations with either events or persons that would quality the building for listing on the California Register. The Center was designed by William G. Merchant, a San Francisco architect who trained in the offices of John Galen Howard and Bernard Maybeck. Merchant opened his own office in 1930, and designed a number of commercial buildings in San Francisco. No assessment and evaluation of the body of Merchant's work has been compiled to date. He is most noted for his associations with Bernard Maybeck. No information exists that would lead to the conclusion that the Chinese Recreation Center is significant for its association with William Merchant, or that it is significant as distinctive architecture. Based on the information compiled, the subject building does not appear to be an historic resource as defined by CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 2.

California Environmental Quality Act (CEQA) State Guidelines Section 15302 provides an exemption from environmental review for the "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purposed and capacity as the structure replaced." The proposed project would result in the demolition of an existing 21,554-square foot structure and replacement with a 27,160-sq-ft structure, which, though larger, would have the same purpose and capacity. Therefore the proposed project would be exempt under Class 2.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. July 15, 2004.

PLANNING DEPARTMENT
City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2003.0525E
Location:	378 20th Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site at 378 20th Avenue (Block 1451, Lot 027) is approximately 1,750 square feet (sq.ft.) in size and is located mid-block on the east side of 26th Avenue on the block bounded by Geary Boulevard, 19th Avenue, Clement Street and 20th Avenue. The proposed project would involve demolition of an existing one-story single-family building and the construction of a new four-story two unit building. The new project would include two new residential units in three levels over a ground floor garage accommodating two independently accessible off-street parking spaces. The new building would be approximately 4,968 sq. ft. The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Gabriel Y. Ng, AIA, (415) 563-6655

104 EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
July 29, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
Paul Maltzer
Environmental Review Officer

cc:
Gabriel Y. Ng, Project Sponsor
Tina Tam, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

The existing building at 378 20th Avenue is a one-story, one-unit residential building. The proposed project would involve demolition of the existing building and construction of a four-story, two-unit residential building totaling approximately 4,968 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project site is located in the Outer Richmond Neighborhood, on the east side of 20th Avenue. The wood framed house was built over a crawl space with a gabled roof. The front façade has stucco finish with a single aluminum window at the center with little to no architectural details, other than the craftsman-style bracketed bargeboard. Wooden stairs on the side lead from the street level to a wood frame entry porch at the elevated first floor level. The property is not included in any surveys nor has received any historic rating according to the Planning Department's Parcel Information Database. The subject site is not within an Historic District. The surrounding context is mostly characterized by three- to four-story apartment buildings and flats, with some office and residential care facilities uses as well. Buildings are designed in a wide variety of styles, with many constructed or altered in a plain contemporary style. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of a single-family residential building and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story, two-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. July 8, 2004.

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Moses Corrette, for Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **July 8, 2004**

RE: **378 20th Avenue**
Block 1451 / Lot 27
Case No. 2003.0525E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the existing single-story, constructed prior to 1906 and construct a new two-unit house that would be 49-feet deep by 25-feet wide and four stories.

2. **Property Description**
   The subject is a single story, wood framed single-family house built over a crawl space with a gabled roof. The front façade has stucco finish with a single aluminum window at the center with little to no architectural details, other than the craftsman-style bracketed bargeboard. Wooden stairs on the side lead from the street level to a wood-frame entry porch at the elevated first floor level.

3. **Historic Rating/Survey**
   The property is not included in any surveys nor has received any historic rating according to the Planning Department's Parcel Information Database.

4. **Historic District/Neighborhood Context**
   The subject site is not within a Historic District. The surround context is mostly characterized by three to four story apartment buildings and flats, with some office and residential care facilities uses as well. Buildings are designed in a wide variety of styles, with many constructed or altered in a plain contemporary style.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   City Assessor's records indicate that the building was constructed in 1906. The original building permit is not available and records only contain three other building permits. The first, in 1914, was for a 10 by 20 foot addition to the front of the house as well as a side entrance stoop, and a screened in porch at the rear of the house. The second was to underpin a sidewall and a third was to replace the existing steps.

2. **Period of Significance**
The period of significance would be the date of construction or the date of the addition if either were found to be significant (1906 / 1914).

3. **Character-Defining Features**
If the house were found to be significant, its small compact form and its gabled shape would be the character defining features. The house is completed devoid of any architectural detailing or interest.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	x Retains	☐ Lacks
design,	☐ Retains	X Lacks
materials,	☐ Retains	x Lacks
workmanship,	☐ Retains	x Lacks
setting,	☐ Retains	x Lacks
feeling,	☐ Retains	x Lacks
association.	☐ Retains	x Lacks

The building appears to have undergone other alteration since 1914 that were done without the benefit of a permit. These alterations include adding a stucco finish to the front of the house and removing trim and replacing the front window with an aluminum window. The project sponsor has commented that he believes the existing rear addition was also constructed without a permit.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons**: or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐Yes **X** No ☐Unable to determine

The project sponsor has performed searches at the San Francisco Library , Junior League Index, Historical Photographic Collection, Proqest Newspaper Article Database, San Francisco Newspaper Index, Biography Resource Database, Here Today, and the Water Tap Records. None of these searches provided any information that would suggest that the building was associated with any significant *persons or events (Criteria 1 and 2). The house is unremarkable for architecture (Criterion 3), is not associated with a master, and does not appear to have retained its integrity. For all of these reasons, Preservation staff believes that the subject building is not a resource for the purposes of CEQA.*

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not Applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   X Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes **X** No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0052E

Location: 222 Powell Street

City and County: San Francisco

Description of Nature and Purpose of Project: The project site at 222 Powell Street (Block 314, Lot 8) is approximately 2,060 square feet (sq.ft.) in size and is located mid-block on the east side of Powell Street on a block bounded by Powell Street, Geary Street, Stockton Street, and O'Farrell Street. The proposal is to renovate the front façade and remodel the interior of the building. The proposed project would involve the removal of the existing flat sign and blade sign, and the holes would be patched and painted. The existing storefront would be removed and replaced with a butt glass storefront system. The existing flagpoles, the upper story windows and the roll down door (ground floor) would remain in place. Also, there would be interior remodeling and unreinforced masonry building (UMB) upgrade within the building. The existing building totals 4,037 sq.ft. and the proposed project would not increase the envelope of the building. The building is a V (unrated) in the Kearny-Market-Mason-Sutter Conservation District in Article 11 of the Planning Code, has a National Register (NR) Status Code of 3S, has a Heritage Survey rating of C, and is included in the UMB Survey. The project site is zoned C-3-R (Downtown Retail District) and is within an 80-130F height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Suheil Shatara, Shatara Architecture, Inc., phone: (415) 512-7566

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15331]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:

August 3, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc:
Suheil Shatara, Project Sponsor
Mark Luellen, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historical Distribution List

REMARKS (continued from previous page):

CEQA Guidelines Section 15331 or Class 31 provides for an exemption of environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. The building is a V (unrated) in the Kearny-Market-Mason-Sutter Conservation District in Article 11 of the Planning Code; has a National Register Status Code of 3S (appears eligible for NR as an individual property through survey evaluation); is on the Heritage Survey rated as C (Contextual Importance); and is included in the UMB Survey. The existing structure was built in 1906 as a commercial building and the ground floor was remodeled in 1935 to its current Art Moderne style. The character-defining features of the existing structure are the building's two-part vertical composition as well as the fenestration, which includes a mullion-less central window and two smaller double-hung windows. Additionally, the latter windows are divided piers, which presumably still possess underneath the signage, slightly detailed capitals. Tripartite vertical bands frame the window composition. The original design has been severely compromised.

The proposed project would structurally upgrade and remodel the façade and interiors. The project would be consistent with the following Secretary of Interior's Standards for Rehabilitation:

- The proposed project would remain as commercial use and would require minimal change to the defining characteristic of the building, thus complying with Standard No. 1.
- The proposed project would remove all existing signage to restore the original building details; the ground floor storefront would be removed and replaced with a butt glass storefront system; and existing flagpoles, upper story windows and roll down door would remain in place. The historical character of the property shall be retained and preserved, thus complying with Standard No. 2.
- The proposed exterior alterations would comply with Standard No. 9. The exterior alterations would not destroy materials that characterize the property and is differentiated from the old, but at the same time compatible with the architectural features of the building.

For the above reasons, the project would not result in significant adverse effects on an historic resource.[1]

CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations. The proposed project would involve renovating the front façade of the building by removing the existing signage, and changing the front door entrance. After interior renovation is completed, the building would contain two commercial spaces spread out over the basement level, ground floor level, mezzanine level and second floor. The building would also undergo unreinforced masonry building (UMB) upgrades to conform with the *Building Code*. The proposed project involves interior and exterior alterations. Therefore, the proposed project is exempt from environmental review under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on the environment. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Historic Preservation Technical Specialist, San Francisco Planning Department to Nannie Turrell, Major Environmental Analysis. May 14, 2004.

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
O. Chavez/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: May 14, 2004

RE: **Address:** 222 Powell Street
Block,0314 Lot 008
Case No. 2004.0052E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The exterior modification consists of the following: (Powell Street façade)

- All existing flat signage would be removed, holes patched and painted.
- Blade sign would be removed, holes patched and painted.
- Existing ground floor storefront will be removed and replaced with a butt glass storefront system
- Existing flagpoles, upper story windows and roll down door (ground floor) will remain in place.

2. Property Description

The 222 Powell Street building is a two-story Art Moderne style structure whose ground floor has been extensively altered. As from the alteration, large signs obscure much of the buildings remaining features. The second story is faced with grey masonry. The fenestration includes a mullion-less central window and two smaller double-hung windows. Piers with slightly detailed capitals divide the latter windows, which presumably still exists underneath the signage. Tripartite vertical bands frame the window composition.

3. Historic Rating/Survey

The building is a V (unrated) in the Kearny-Market-Mason-Sutter Conservation District in Article 11 of the Planning Code. National Register Status Code: 3S (appears eligible for NR as an individual property through survey evaluation), Heritage Survey C (Contextual Importance), and included in the UMB Survey.

4. Historic District/Neighborhood Context

The proposed project is located in the Kearny-Market Mason Sutter District, which covers a large area, and individual streets within the district have had unique histories, which have often changed dramatically over time. Maiden Lane (originally called Morton Street) was once the site of numerous houses of prostitution. Yet, after the fire and the opening of nearby department stores the renamed Union Square Avenue became the service entrance for those stores. In time, restaurants and retail stores opened, paving the way for the emergence of Maiden Lane as an exclusive retail address. Similarly, before the earthquake Powell Street, home to many theaters and restaurants, was known as the "uptown tenderloin." In the 1920's, the opening of numerous hotels and retail stores led to a gradual change of character on the street.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category A.2, Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
The building was constructed as a commercial building in 1906 and remodeled in a Art Moderne style in 1936. Before the 1906 earthquake Powell Street was home to many theaters and restaurants, the area was known as the "uptown tenderloin." In the 1920's, the opening of numerous hotels and retail stores led to a gradual change of character on the street

2. **Period of Significance**
1906 date of construction, 1935 when the ground floor was remodeled to its current Art Moderne style.

3. **Character-Defining Features**
The character-defining features of the existing structure are the building's two-part vertical composition as well as the fenestration, which includes a mullion-less central window and two smaller double-hung windows. Additionally, the latter windows are divided by piers, which presumably still possess underneath the signage, slightly detailed capitals. Tripartite vertical bands frame the window composition. The original design has been severely compromised.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☐No ☒Unable to determine

- **Persons**: or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

This property appears to qualify for the California Register of Historical Resources under CEQA Guidelines Category A.2, as a structure that is potentially eligible for the National Register for its associations with early 20th San Francisco architecture.

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The property appears to be an historical resource and the proposed alterations comply with the following Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

3. If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.

☒ Not applicable, *or Add response*

4. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

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City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0406E

Location: 2404 Broadway Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the renovation and horizontal addition to an existing single-family home. The project site at 2404 Broadway Street (Block 562, Lot 4) is approximately 7,217square feet (sq.ft.) in size and is located on the north side of Broadway Street on a block bounded by Broadway, Steiner, Vallejo and Pierce Streets. The proposed project is to vertically and horizontally expand an existing three-story-over-basement Colonial Revival house. The existing building totals 8,387 sq.ft. and the proposed project would total 10,658 sq.ft. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Alice Suet Yee Barkley, Luce Forward Attorneys at Law, phone: (415) 356-4635

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15331]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:

August 3, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Alice Barkley, Project Sponsor
Glenn Cabreros, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historical Dist. List

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REMARKS (continued from previous page):

CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations. Revisions include a complete reconfiguration of the spaces in the interior, a four-story horizontal addition at the rear, an expansion of the third story by raising portions of the roof and expanding the front dormer, and a reconfiguring of portions of the front facade. The façades that are visible from the street would be altered as follows: the first level front wood double-hung windows would be extended to the floor level to create three pairs of painted wood French doors with transom windows; the non-original side bay, visible from the street, would be removed and a new odd-angled bay would be constructed further back on the side façade; the existing roof would be enlarged midway back from the front of the house to provide more livable space on the upper floor, and would have two curved dormers on the side, partially visible from the front; the front dormer would be enlarged to provide an additional room on the top floor; two non-original windows above the arched entry door would be removed and replaced with a cement plaster wall to match the existing surface of the front facade. Therefore, the proposed project is exempt from environmental review under Class 1(a).

CEQA Guidelines Section 15301(e)(1), or Class 1(e)(1), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. An addition of 10,000 sq. ft. or less is allowed if all public services and utilities are provided and the site is not environmentally sensitive. The existing building totals 8,387 sq.ft. and the proposed project would total 10,658 sq.ft, a net new square footage of 2,271 sq.ft. As described above, the proposed addition would not exceed 2,500 square feet or 50% of the existing square footage. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(1).

CEQA Guidelines Section 15331 or Class 31 provides for an exemption of environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site might potentially be an historic resource as defined by the CEQA.[1] Given the subject building's integrity, as well as its location in the Presidio/Pacific Heights area (which would also likely yield a number of historically significant districts eligible for listing on the California Register), 2404 Broadway might be considered eligible for listing as part of a district to the California Register if a historical resource survey were done of the neighborhood. The property would possibly be a historical resource under the California Register Criterion 3 of Architecture, as it embodies the distinctive characteristics of a type, period, region, and method of construction, possesses high artistic values, and it retains its integrity. Further research could possibly reveal that it is significant under other National Register Criteria as well, such as "A" – Events, or "B" - Persons.

The proposed project would alter some of the historical fabric of the building that is visible from the public right-of-way and some lesser character-defining elements in a way that would not be strictly consistent with the Secretary of the Interior's Standards for Rehabilitation. The existing small roof dormer, which is of a very simple and somewhat awkward underscaled design, would be enlarged to a more architecturally appropriate size. The ground level painted wood double hung "40-60" proportioned windows would be changed to French doors, but the proposed transoms over these doors would be the same proportion as the existing top sashes. Also, the existing ground floor windows are partially obscured by landscaping in the front yard, and when this landscaping is replaced it will obscure the bottom portions of the proposed French doors, resulting in very little change to the appearance of the front façade. Furthermore this change will allow a new front yard patio terrace to be created and accessed off the main living level, making the front yard open space more usable. The roof lines further back on the roof away from the front façade have already been altered with sizable dormers, and the new proposed dormers would not adversely affect the historic appearance of the house as seen from the street. Given the rather minor nature of the proposed changes to the historical appearance of the building as seen from a public right-of-way, the proposed project, while not entirely consistent with the Secretary Standards, would not seem to constitute a significant adverse impact on this potential historic resource. For the above reasons, the project would not result in significant adverse effects on an historic resource.

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. July 22, 2004.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on the environment. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM

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TO: Joy Nararrete, Environmental Planner
Nannie Turrell, Environmental Planner

CC: O. Chavez/Historical Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: Adam Light, Preservation Planner

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: July 22, 2004

RE: **2404 BROADWAY**
Block 562, Lot 4
Case No. 2004.0406E
Historical Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposed project is to vertically and horizontally expand an existing three-story-over-basement Colonial Revival house. Revisions include a complete reconfiguration of the spaces in the interior, a four-story horizontal addition at the rear, an expansion of the third story by raising portions of the roof and expanding the front dormer, and a reconfiguring of portions of the front facade. The façades that are visible from the street would be altered as follows: the first level front wood double-hung windows would be extended to the floor level to create three pairs of painted wood French doors with transom windows; the non-original side bay, visible from the street, would be removed and a new odd-angled bay would be constructed further back on the side façade; the existing roof would be enlarged midway back from the front of the house to provide more livable space on the upper floor, and would have two curved dormers on the side, partially visible from the front; the front dormer would be enlarged to provide an additional room on the top floor; two non-original windows above the arched entry door would be removed and replaced with a cement plaster wall to match the existing surface of the front facade.

2. Property Description

The existing property is a 7,217 square-foot lot containing a three-story-over-basement 8,700 square-foot Colonial Revival single-family house. The house appears, at least the front façade appears to be in excellent condition, and it is clear that the house has maintained much of its architectural integrity.

3. **Historical Rating/Survey**
   The house is not rated on any City, State or National surveys, but was constructed prior to 1906, making it a potential historical resource. This house is a good example of fine older buildings in the Pacific and Presidio Heights neighborhoods that have yet to be surveyed by the City.

4. **Historic District/Neighborhood Context**
   The subject house is in the heart of the Pacific Heights neighborhood. Pacific Heights has numerous older homes from various periods, such as Victorians, Edwardians, Arts and Crafts, Colonial Revival, Period, and even middle 20th Century Modernism. The immediate neighborhood of the subject building has many Colonial Revival, Renaissance Revival, Period, and Edwardian style buildings, but has not been surveyed. It is highly likely that if this neighborhood were surveyed, a National Register (and thereby a California Register)-Eligible District would emerge.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historical resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historical Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   The building was constructed in 1900. No person of significance or event of significance is known, according to information provided by the Project Sponsor A Historical Resource Evaluation Report by a qualified historic preservation professional might reveal if the subject property has any significance under these other criteria.

2. **Period of Significance**
   1900-1906

3. **Character-Defining Features**
   Classical three bay fenestration pattern with double-hung wood windows, arched doorway with wrought iron grillwork, scored cement plaster exterior, hip roof, landscaped front setback.

4. **Integrity**
   The integrity of the house is very good. It appears to be well maintained, and the historical appearance of the house as seen from the street appears to remain intact, save for the addition of an architecturally compatible small side bay window, and two smaller windows above the main entrance door that were a later addition.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   Given the subject building's integrity, as well as its location in the Presidio/Pacific Heights area (which would also likely yield a number of historically significant districts eligible for listing on the California Register), 2404 Broadway might be considered eligible for listing as part of a district, to the California Register if a historical resource survey were done of the neighborhood. The property would possibly be a historical resource under the California Register Criterion 3 of

Architecture, as it embodies the distinctive characteristics of a type, period, region, and method of construction, possesses high artistic values, and it retains its integrity. Further research could possibly reveal that it is significant under other National Register Criteria as well, such as "A" – Events, or "B" - Persons.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The proposed project would alter some of the historical fabric of the building that is visible from the public right-of-way and some lesser character-defining elements in a way that would not be strictly consistent with the Secretary of the Interior's Standards for Rehabilitation. The existing small roof dormer, which is of a very simple and somewhat awkward underscaled design, would be enlarged to a more architecturally appropriate size. The ground level painted wood double hung "40-60" proportioned windows would be changed to French doors, but the proposed transoms over these doors would be the same proportion as the existing top sashes. Also, the existing ground floor windows are partially obscured by landscaping in the front yard, and when this landscaping is replaced it will obscure the bottom portions of the proposed French doors, resulting in very little change to the appearance of the front façade. Furthermore this change will allow a new front yard patio terrace to be created and accessed off the main living level, making the front yard open space more usable. The roof lines further back on the roof away from the front façade have already been altered with sizable dormers, and the new proposed dormers would not adversely affect the historic appearance of the house as seen from the street. Given the rather minor nature of the proposed changes to the historical appearance of the building as seen from a public right-of-way, the proposed project, while not entirely consistent with the Secretary Standards, would not seem to constitute a significant adverse impact on this potential historic resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

See Item #2 above. The project has been revised at staff's suggestion to avoid significant adverse impacts in the event the subject property was determined to be an historic resource.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

Since the proposed project would not have a significant adverse impact on the subject property (were it to be considered an historic resource), it could not have a significant adverse impact on any potential surrounding California Register-Eligible District.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2003.0363E
Location:	2626 Balboa Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site at 2626 Balboa Street (Block 1570, Lot 011A) is approximately 5,000 square feet (sq.ft.) in size and is located mid-block on the north side of Balboa Street on the block bounded by 27th Avenue, Balboa Street, 28th Avenue and Anza Street. The proposed project would involve demolition of an existing one-story four-unit building and the construction of a new four-story three-unit building. The new project would include three new residential units in three levels with penthouses. The proposed height of the building would be 30 feet in the front with the setback penthouses at a height of 38 feet. One off-street parking space would be included. The new building would be approximately 8,800 sq. ft. The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: DeWitt Mark, (415) 334-5182

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
August 4, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
DeWitt Mark, Project Sponsor
Glenn Cabreros, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

The existing building at 2626 Balboa Street is a one-story, four-unit residential building. The proposed project would involve demolition of the existing building and construction of a four-story, three-unit residential building totaling approximately 8,800 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project site is located in the Outer Richmond Neighborhood, on the north side of Balboa Street. The property was constructed in 1951 as a four-unit apartment building. The architect of record is Bruce Heiser. The building contains approximately 2,359 square feet, the existing height is 12 feet. At the front of the building, there is a brick planter and metal gate providing privacy for the property from the sidewalk. To the left side of the building, a long driveway leads to one detached carport in the back. There are four storage sheds adjacent to the carport. The building has a flat tar and gravel roof with overhangs. The roof pitches in the front. The exterior building material is cement plaster. The facades have steel windows and wood entrance doors. The property is not included in any surveys nor has received any historic rating according to the Planning Department's Parcel Information Database. The subject site is not within an Historic District. The surrounding context is mostly characterized by two- to three-story single-family buildings, duplexes, mixed-use commercial buildings, and apartment buildings. Buildings are designed in a wide variety of styles, with many constructed or altered in a plain contemporary style. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to structures where not more than six dwelling units will be demolished. The proposed project would result in the demolition of a four-unit residential building and would therefore be exempt under Class 1(l)(2).

The proposed project would also involve the construction of a four-story, three-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of three residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. July 14, 2004.

PLANNING DEPARTMENT

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MEMORANDUM

TO: Joy L. Navarrete, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
O. Chavez/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: July 14, 2004

RE: **2626 Balboa Street**
Block 1570, Lot 011A
Case No. 2003.0363E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposed project is to demolish the existing residential building and construct a new three-unit building with three-stories plus penthouse. It would contain approximately 8,800 square feet and be 30 feet high in front with the penthouse set back and approximately 38 feet high.

2. **Property Description**
   The subject property is a one-story four dwelling unit building on a 40'x125' lot. The four units are one-bedroom units and the building contains approximately 2359 square feet. The existing building height is 12 feet. At the front of the building, there is a brick planter and metal gate providing privacy for the property from the sidewalk. To the left side of the building, a long driveway leads to one detached carport in the back. There are four storage sheds adjacent to the carport. The building has a flat tar and gravel roof with overhangs. The roof pitches in the front. The exterior building material is cement plaster. The façades have steel windows and wood entrance doors.

3. **Historic Rating/Survey**
   The building does not appear on any architectural or historical survey. It is an unrated building.

4. **Historic District/Neighborhood Context**
   The building is not located in any known historic district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Determined Not To Be Historical Resources / Properties For Which The City Has No Information Indicating That the Property is an Historical Resource.** (The Property was constructed after 1913 but more than 50 years old and is being proposed for demolition) Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   The property was constructed in 1951 as a four-unit apartment building. The architect of record is Bruce Heiser. Little is known about Heiser, other than he designed a residence on Russian Hill located at 1 Florence Street in 1957 and the Freedom School in Watsonville in 1963.

No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the department.

2. **Period of Significance**
The subject property is believed to not be an historic resource so there is no period of significance.

3. **Character-Defining Features**
The subject property is believed to not be an historic resource so there are no characters defining features.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☐Retains	☐ Lacks
design,	☐Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks
workmanship,	☐ Retains	☐ Lacks
setting,	☐Retains	☐ Lacks
feeling,	☐Retains	☐ Lacks
association.	☐Retains	☐ Lacks

The subject property is believed to not be an historic resource so there are no integrity issues.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☐No ☒Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and only uncovered the name of the building's architect, subsequent owners, and permit history. (See Supplemental Information form) No other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   N/A

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1309E: Proposed conversion of a vacant office building into a 60-unit residential building with ground floor retail

Location: 83 McAllister Street

City and County: San Francisco

The project would entail the conversion of a vacant five-story office building with ground floor retail into a 60-unit residential building with ground floor retail on the southeast corner of McAllister and Leavenworth in the Downtown/Center Civic Neighborhood (Assessor's Parcel Number Block 0351/Lot 032). The project would entail the conversion of an existing 41,625 gross-square-foot (gsf), 65-foot-high, five-story building (with basement) from office to residential and retail use. The converted building would have 42,020 gsf. This renovation would occur as shown in the table on page 2.

There would be a conversion of office and retail uses on the first through fifth floors, into 60 residential units. A mezzanine above the first floor would be constructed which would serve as accessory administrative offices for the residential units. There would be a reduction of the retail gross square footage from 7,400-gsf to 3,810-gsf on the first-floor which would be accessed by two pedestrian entrances from McAllister Street. The 8,925-gsf basement would be reduced slightly to 8,225-gsf and converted into residential tenant storage, a multi-purpose room, a gym, and a laundry room. No off-street parking or loading spaces would be provided.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: L-J SF Investments to obtain a Building Permit from the Department of Building Inspection.

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

REMARKS: The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

(Continued on reverse side)

Contact Person: Tim Blomgren (415) 558-5979

Date of Determination:

August 5, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Larry Badiner
Jonas Ionin, NE Team
L-J SF Investments
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Historic Dist. List

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REMARKS (Continued from previous page):

The following table outlines the square footages of various uses of the renovation project:

PROJECT SUMMARY TABLE

	Existing (gross square feet—gsf)	Existing Uses To Be Retained (gsf)	Net New Construction (gsf)	Project Totals (gsf)
Residential	0	0	28,635	28,635
Retail	7,400	3,810	0	3,810
Office	25,300	0	0	0
Accessory Use To Housing (Mezzanine)	0	0	1,350	1,350
Accessory Use in Basement	8,925	8,225	0	8,225
TOTAL GSF	41,625	12,035	28,985	42,020

Source: Group I

The building is located in a 7,500-square-foot lot in a Downtown General Commercial (C-3-G) Zoning District and an 80-X Height/Bulk District. The project is on the south side of McAllister Street along which is located retail, educational and residential uses in large multi-story buildings. The proposed development would be in keeping with this pattern of development on the street frontages. To the east is a two-story building with a bakery on the ground floor and office uses on the second floor. To the west across the Leavenworth Street entrance to United Nations Plaza is the four-story 50 United Nations Plaza office building. To the north across McAllister Street are several multi-story apartment buildings with the building directly across the street from the project site having restaurants and retail uses on the ground floor. The proposed project is located within a C-3-O Zoning District which permits residential development such as the proposed project. Given the project site's zoning and location, the proposed project would be compatible with residential and commercial uses across McAllister Street. The addition of 60 units would result in a potential increase in population of about 120 individuals.

Overall, the project would be expected to generate an estimated 1005 average daily person-trips. It is estimated that about 21% of the peak hour person-trips would be made by private automobile, about 39% by public transit, and about 40% by walking/other modes. Utilizing an average ridership per private vehicle based on the 2000 Census data yields an estimated 17 p.m. peak hour vehicle trips, 52 p.m. peak hour transit trips, and 53 p.m. peak hour trips walking or other modes. Using similar calculations, it was determined that the previous office use generated an estimated 20 p.m. peak vehicle trips, 48 p.m. peak transit trips, 8 p.m. peak walk/other trips. Subtracting the 20 p.m. peak vehicle trips generated from the previous office use from the 17 p.m. peak hour vehicle trip generated from the proposed residential use yields a net decrease of approximately 3 p.m. peak hour trips.[1] The project decrease of three automobile trips during the p.m. peak hour would not be a significant traffic effect relative to the existing capacity of the local street system. This minor change in area traffic as a result of the project would be undetectable to most drivers.

As stated earlier, the proposed project would not provide off-street parking. The proposed project would result in a deficit of approximately 84 parking spaces which would be unmet.[2] This deficit would require project-generated traffic to compete for a decreased supply of parking relative to demand in the area. This overall increased parking deficit would force some drivers to look for parking outside the immediate area. The long-term effect of the deficit could be to discourage auto use and encourage the use of local transit; it could also encourage construction of additional parking facilities or measures to increase the supply within existing and proposed facilities. The increased demand would not substantially alter the existing nature of the areawide parking situation.

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[1] Memorandum from Luba C. Wyznyckyj, LCW Consulting, to Thomas Murray, Group I, February 25, 2004.

[2] *Ibid.*

The surrounding area is highly urban and not environmentally sensitive. The additional population, traffic and parking demand associated with the proposed development may be noticeable to surrounding neighbors, but would not exceed amount that are common and generally accepted in dense urban areas such as San Francisco.

Built in 1908, the structure is a contributor to the Civic Center Historic District and is a Category I under Article 11of the San Francisco Planning Code and the Downtown Plan. In addition, the building is listed on the City's 1976 Architectural Survey and also has an "A" rating on San Francisco Heritage Foundation's survey of historic buildings indicating that the subject building is of highest significance under that survey. Exterior alterations would be on the rooftop of the building and would not be readily visible from the public right-of-way and would not affect any character defining historic features. The proposed alterations include expansion of the elevator penthouse, a roof deck, an additional stair penthouse to meet current fire codes, and small 18 to 24-inch high clerestory structures to provide additional light into the top floor dwellings. These clerestory structures would be lower than the existing parapet. In addition, some of the interior light wells would be expanded, but would not affect the exterior appearance of the building. Therefore, the project proposed rehabilitation of the original 83 McAllister Street was found to be consistent with the Secretary of the Interior's *Standards for Rehabilitation.*[3] The proposed plans were modified to include the removal of a portion of the eastern property line wall in order to provide for additional light and air to an existing light well. Although highly visible from the north side of McAllister Street and from North 7th Street, the eastern property line wall is not a character-defining façade, as it has no windows or ornamentation of any kind. The proposed alteration is considered by the project sponsor an improvement the appearance of the property line wall, as it would create a visual break in the surface plane of the wall and reveal new and existing fenestration patterns within the existing eastern light well that is presently concealed from public view. With these facts in mind, the proposed modifications to project were found to be consistent with the Secretary of Interior *Standards of Rehabilitation*[4]and as such would have no negative effects on the Historic Resource.

The site is also served by all required utilities and public services and the approval of the project would not result in any significant effects relating to land use, population, transportation, noise, air quality, biology, geology, utilities, energy, water quality, and historic resources. Therefore, it can be seen with certainty that the proposed project could not have a significant effect on the environment.

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[3] Memorandum from Adam Light, San Francisco Planning Department, Neighborhood Planning, to Tim Blomgren, San Francisco Planning Department, Major Environmental Analysis, May 18, 2004

[4] Memorandum from Light to Blomgren, June 22, 2004.

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MEMORANDUM

TO: Tim Blomgren,
Major Environmental Analysis

FROM: Adam Light,
Neighborhood Planning, 558-6254 ASL

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: May 18, 2004

CC: O. Chavez/Historic Resource Impact Review File
Andrea Green/Landmarks Preservation Board Secretary

RE: **83 McAllister Street;**
Block 351, Lot 32
Case No. 2003.1309E
Historic Resource Evaluation Request

PROPOSED PROJECT

The proposed project is to convert an existing five-story-over-basement commercial building to 60 dwelling units. The building has ground floor retail space, and originally contained office space on the upper floors, but the upper floors were most recently used as a religious institution (Church of Scientology) with ground floor retail. The building uses would be converted to a smaller amount of ground floor retail, 60 dwelling units located at the rear of the ground floor and the entirety of the upper floors, and uses accessory to the dwelling units as well as a continuation of the ground floor retail space on the basement level. The only proposed exterior alterations would be on the roof top of the building and would not be readily visble from the public right-of-way, and would not affect any character defining historic material. These proposed alterations include expansion of the elevator penthouse, a roof deck, and additional stair penthouse to meet current fire codes, and small 18 to 24-inch high clerestory structures to provide additional light into the top floor dwelling units. These clerestory structures would be lower than the existing parapet. Additionally, some of the existing interior lightwells would be expanded, but would not affect the exterior appearance of the building. No parking is provided for the proposed project. The project will require parking and dwelling unit exposure variances, as well as an exception under Section 309 of the Planning Code for rear yard requirements.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The structure is a contributor to the Civic Center Historic District, and is a Category I Building under Article 11 of the Planning Code and the Downtown Plan, and therefore the property falls into the "A.2" sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.2 contains properties that are on formally adopted local registers. Properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

Additionally, the building is listed on the City's 1976 Architectural Survey, and also has an "A" rating on San Francisco Heritage Foundation's survey of historic buildings indicating that the subject building is of highest significance under that survey.

EVALUATION/ANALYSIS/DETERMINATION

The proposed project will not destroy any character-defining historic fabric on this Category I Building's exterior, and the proposed rooftop additions will be set back sufficiently to preserve the appearance of the building as viewed from public rights-of-way, thereby meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. As such, neither would any of the proposed minor exterior changes have any adverse impacts on the Civic Center Historic District.

It is does not appear that the proposed project will have a significant adverse impact on any historic resources as defined under the California Environmental Quality Act (CEQA).

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MEMORANDUM

TO: Tim Blomgren,
Major Environmental Analysis

FROM: Adam Light,
Neighborhood Planning, 558-6254

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: June 22, 2004

CC: O. Chavez/Historic Resource Impact Review File
Andrea Green/Landmarks Preservation Board Secretary

RE: **83 McAllister Street;**
Block 351, Lot 32
Case No. 2003.1309E
Historic Resource Evaluation Request
FOLLOW UP TO MAY 18, 2004 HRER MEMORANDUM

The proposed project (see Memorandum from May 18, 2004 for a description, attached hereto) has been modified to include the removal of a portion of the eastern property line wall in order to provide additional light and air to an existing light well. Although highly visible from the north side of McAllister Street and from North 7th Street, the eastern property line wall is not a character-defining façade, as it has no windows or ornamentation of any kind. It is simply a five-story, flat, plain brick blind property line wall with a cement plaster exterior, and it was constructed with the anticipation that a neighboring building to the east would one day be constructed to a height that would completely block this wall from public view.

The proposed alteration would actually improve the appearance of the property line wall, creating a visual break in the surface plane of the wall and revealing new and existing fenestration patterns within the existing eastern light well that is presently concealed from public view. Removal of this portion of the brick property line would also eliminate the need to seismically brace this portion of the wall. Otherwise, obtrusive horizontal seismic bracing would have to be installed within the eastern light well, further limiting light and air to the windows that face this light well.

Given these facts, the conclusion of the May 18, 2004 Historic Resource Evaluation memorandum is still valid in that there would be no significant adverse impact on the subject historic resource, 83 McAllister Street, as no character defining historic material would be removed, and the proposed alteration would in no way impair the architectural character of the building.

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LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Replacement of a Mortuary Building

Location: 4840 Mission Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the construction of a new two-story, approximately 13,740-gross-square-foot (gsf) mortuary building to replace the existing two-story, 26,432-gsf mortuary building on the project site. The project site at 4840 Mission Street (Assessor's Block 6959, Lot 019, 025, and 026) is approximately 63,892 square feet in size and located in the block bounded by Mission Street, Onondaga Avenue, Alemany Boulevard, and Seneca Avenue in the Outer Mission neighborhood. The project site is split between the NC-3 and RH-1 zoning districts and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Patrice Fambrini, phone: (415) 863-3888.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15302(b)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
August 5, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Jaidin Consulting, Project Sponsor
Dan Sirois, Planning Department – SE Quadrant
Sue Hestor, Attorney at Law
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File
Historical List

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REMARKS (continued from previous page):

The proposed project would involve the demolition of an existing two-story, 26,432 gsf mortuary building and construction of a replacement two-story, approximately 13,740-gsf mortuary building. The existing building proposed for demolition is an unreinforced masonry building (UMB).

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its listing on the 1990 Architectural/Historical Survey of UMB Construction in San Francisco from 1850 to 1940; the existing building is "unrated" in this survey. In a memorandum dated December 2, 2003, Planning Department staff reviewed the proposed project and determined that the existing mortuary building at 4840 Mission Street is not considered an historic resource for the purposes of CEQA evaluation.[1] This determination was based on major exterior alterations over time. The façade that currently exists is not the original and major physical exterior changes were made over the years. Except for some exposed brickwork at the base of the ground floor, the entire building has been entirely covered with stucco and tile panels and transformed into a modernistic style building. The existing building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration for the purposes of CEQA. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 2.

California Environmental Quality Act (CEQA) State Guidelines Section 15302(b), or Class 2(b), provides an exemption from environmental review for the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed replacement building (approximately 13,740 gsf) would be smaller than the existing building (26,432 gsf) by approximately 12,690 gsf, but would have the same purpose and capacity as the existing mortuary building on the project site. The existing mortuary building currently provides 25-30 funeral services a month and the proposed building would be expected to provide the same purpose and capacity as the existing mortuary building. The existing 46 off-street parking spaces would remain the same.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. December 2, 2003.

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MEMORANDUM

DATE: December 2, 2003

TO: Art Aguilar
Major Environmental Analysis

CC: Daniel Sirois, Case Planner
O. Chavez/Historic Resource Impact Review File

FROM: Tina Tam, 558-6325
Neighborhood Planning

REVIEW BY: Neil Hart
Chief of Neighborhood Planning/Preservation Coordinator

RE: **4840 Mission Street**
Block 6959, Lot 026
Case No. 2003.0980E
Historic Resources Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the existing two-story mortuary building and construct a new two-story mortuary building on a different location on the property.

2. **Property Description**
   The Planning Department's Parcel Information Database and the Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property.

   The Department's Parcel Information Database provides a construction date of 1925 for the subject property. The adjacent commercial building to the north was built around the same time period (1926), while the adjacent commercial building to the south (Safeway Grocery Store) is built much later (1980).

3. **Historic Rating/Survey**
   While the subject property is currently listed on the 1990 Architectural/Historical Survey of UMB Construction in San Francisco from 1850 to 1940, the building is "unrated" and has not yet been surveyed or evaluated.

4. **Historic District/Neighborhood Context**
The subject building is located in the Outer Mission/Excelsior Neighborhood. The surrounding blocks feature a mixture of commercial and housing types and densities built in the early and mid 1900s. Most structures are well maintained and many have undergone upgrading. Architectural styles represented in the vicinity include San Francisco Victorian, Italianate, Marina, and Contemporary.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** places that are associated with events that have made a significant contribution to the broad patterns of our history; or

2. **Persons:** places that are associated with the lives of persons significant in our past; or

3. **Architecture:** places that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. **Information Potential:** places that have yielded, or may be likely to yield, information important in prehistory or history.

A building must also have **integrity** to be eligible for the California Register; that is, it must sufficiently retain those physical characteristics that have made it significant.

EVALUATION/ANALYSIS

1. **History**
   Judging from the photographs submitted and the development pattern in the neighborhood, the existing building has been extensively altered. It is with certainty that the facade that currently exists on the property today is not the original and major physical exterior changes were made over the years. Except for some exposed brickwork at the base of the ground floor, the entire building has been entirely covered with stucco and tile panels and transformed into a modernistic style building.

2. **Period of Significance**
   The subject property is representative of the type of brick construction common for commercial buildings throughout San Francisco in the early 20th century. The building is classified as a prototype H in the UMB survey with an average building square footage of more than 4,000. As such, this prototype, typically two or three stories in height, is generally configured in plan view more like a square than a rectangle.

3. **Character-Defining Features**
   The building is two stories in height with a flat roof. There is no ledge or coping at the roofline. The building has an asymmetrical façade and a strong horizontal emphasis. Aside from a single trim banding around all of the series of windows on the second story, there is no decorative detailing on the building. The windows are metal casements set flush with the outer smooth, unornamented wall surface.

4. **Integrity**
   The primary shape and form of the original building remains intact. However, the façade's architectural integrity is compromised by the modernization of the building with the installation of the tile panels and stucco and the infilling of the windows. All of the original architectural details, including the brickwork, a decorative cornice, and pilasters, have been completed removed or covered up by the new wall surface.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

   While it is unclear what the building may look like originally without further research and field investigation by a qualified architectural historian, the Department believes the building was constructed as a two-story small area commercial red brick building that is moderate to low in design quality. Presently, the building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration for the purposes of *this historical resource evaluation. Therefore, the Department does not recommend further investigation into the historical value of the property.*

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

N/A

3. If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.

N/A

4. Whether the proposed project may have an adverse effect on off-site historical resources.

N/A

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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378
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ADMINISTRATION FAX: 558-6426
CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0336E
Location: 1144 Plymouth Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The project site at 1144 Plymouth Avenue (Block 6943, Lot 034) is approximately 3,162 square feet (sq.ft.) in size and is located mid-block on the on east side of Plymouth Avenue on a block bounded by Ocean, Brighton, Holloway, and Plymouth Avenues. The proposed project would involve demolition of two existing buildings, each containing a single dwelling unit, and the construction of a new three-story two unit building. The new project would include two new residential units in two levels over a ground floor garage accommodating two independently accessible off-street parking spaces. The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Ning To, (415) 681-5388

8
9
/04

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
August 6, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Ning To, Project Sponsor
Tina Tam, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

Each of the two existing buildings at 1144 Plymouth Avenue is a one-story, one-unit residential building – one in the front and one in the rear. The proposed project would involve demolition of the existing buildings and construction of one three-story, two-unit residential building totaling approximately 4,478 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the buildings located on the project site are not historic resources as defined by the California Environmental Quality Act (CEQA).[1] The project site is located in the Ocean View Neighborhood, on the east side of Plymouth Avenue. The front building is a relatively isolated example of an intact building from the first decade of the 20th century. The building itself is not an outstanding example of this particular style of architecture, either in San Francisco, or within the surrounding blocks, where better examples can be found. As the building relates to Louis Nelson, there is no evidence to suggest that as a carpenter, he was related to Fernando Nelson, an important builder in San Francisco before WWII. There is no evidence that either building is associated with important events in California history. The buildings were erected in the period of the existence of the Ingleside Coursing Park, but it seems unrelated to that no-longer-extant racetrack. The racetrack was the location of a 1906 "Refugee Camp" but the camp evidently did not house refugees in "Refugee Shacks" proper, and an investigation in the construction method of the rear cottage precludes it being identified as such. The property is not included in any surveys nor has received any historic rating according to the Planning Department's Parcel Information Database. The subject site is not within an Historic District. The surrounding area is mostly characterized by one- to three-story single-family and multi-family dwelling units. Buildings are designed in a wide variety of styles, with many constructed or altered in a plain contemporary style. Because the existing buildings are not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished. The proposed project would result in the demolition of two residential buildings and would therefore be exempt under Class 1(l)(2).

The proposed project would also involve the construction of a three-story, two-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. July 12, 2004.

PLANNING DEPARTMENT
City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
O. Chavez/Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **July 12, 2004**

RE: **Address: 1144 Plymouth Ave.**
Block: 6943, Lot: 034
Case No. 2004.0336E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
Demolish existing buildings: front and rear, each containing a single dwelling unit, and erect a new building with two dwelling units.

2. **Property Description**
The front building is a single-story frame building set back from the street about twenty feet. It has a central entry, with a single window to the north, and a projecting bay window to the south. A gabled roof extends over the main façade the depth of the projecting bay window. The main façade is clad in tongue-and-groove wood siding, and the secondary facades are clad in wood shiplap siding. The gable is clad in wooden shingles in alternating bands of round and arrow cuts to produce an effect of a circular pattern. There is a single window centered in the gable. Windows are a mixture of 1/1 double-hung wood and 1/1 double-hung aluminum sash. The main door is paneled wood.

The rear building is a small, single-story, irregularly shaped, vernacular structure. The building was damaged in a fire, and has not been occupied for about two years.

3. **Historic Rating/Survey**
There is no existing survey information for these buildings, and no context for the evaluation of the buildings in the surrounding neighborhood.

4. **Historic District/Neighborhood Context**
There are no existing or proposed historic districts in the vicinity of the property. The existing neighborhood developed over a period of several decades, with the majority of properties built between 1900 and 1940. Most of the buildings on the immediate

block have had incremental alterations over time, likely precluding the creation of an historic district in the area. The property is associated with other properties in San Francisco that were erected between 1906-1913, a period of rapid construction of housing following the earthquake and fire of April 1906.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
Louis Nelson, a local carpenter, erected the front building in 1906. It is not known when the rear building was erected; however, a building permit issued in 1910 altered the existing building. The rear building was converted to a dwelling by 1938.

2. **Period of Significance**
(include date of construction if eligible for architecture only)
1906 (front building) and 1938 (rear building)

3. **Character-Defining Features**
The front building's most distinguishing feature is the patterned shingled gable. Other features that define the building are the narrow front porch, and projecting bay window in the ground floor.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The buildings suffer from a lack of maintenance, but retain essential elements of integrity to their respective dates of construction.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The front building is a relatively isolated example of intact building from the first decade of the 20th century. The building itself is not an outstanding example of this particular style of architecture, either in San Francisco, or within the surrounding blocks, where better examples can be found. As the building relates to Louis Nelson, There is no evidence to suggest that as a carpenter, he was related to Fernando Nelson, an important builder in San Francisco before WWII. A search of the Social Security Death Index and the 1920 City Directory identify the four sons of Fernando as: William A. Nelson, Frank F. Nelson, Joseph W. Nelson, and George R. Nelson. Louis Nelson himself identified with the building is not a significant person in California history. There is no evidence that either building is associated with important events in California history. The building was erected in the period of the existence of the Ingleside Coursing Park, but it seems unrelated to that no-longer-extant racetrack. The racetrack was the location of a 1906 “Refugee camp” but the camp evidently did not house refugees in “Refugee Shacks” proper, and an investigation in the construction method of the rear cottage precludes it being identified as such.

The property does not appear to be eligible for listing in the California Register either individually, or as part of any potential district in the area.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior’s Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs).**
☒ Not applicable, *or Add response*

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project’s adverse effects.**
☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
☐Yes ☒No ☐Unable to determine

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REVISED
CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0657E, American Buddhist Cultural Society building Renovation and Addition

Location: 1730 – 1750 Van Ness Avenue

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve a renovation and vertical addition to the existing one-story-plus-mezzanine American Buddhist Cultural Society building located at 1730-1750 Van Ness Avenue. The proposed project would include an expanded second level and construction of third and fourth levels for a total of four stories and a total height of approximately ~~56~~ 70 feet. The proposed project would add approximately 16,798 gross square feet (gsf) to the existing building for a total square footage of 27,758 gsf. The first floor would have the temple assembly area and office use; the second floor would have retail (bookstore), dining, office, and classroom uses; the third level would have repentance and meeting rooms. The fourth floor would contain two group-housing units for Buddhist monks and eight dormitory guestrooms for students and teachers. The existing 15 off-street parking spaces accessed from Clay Street would remain as is. The project site (Assessor's Block 0622, Lot 019) is approximately 13,200 square feet and is located on the east side of Van Ness Avenue in an L-shaped lot bounded by Clay Street, Sacramento Street, Polk Street, and Van Ness Avenue. The project site is zoned RC-4 (Residential-Commercial Combined, High Density) and is within an 80-D Height and Bulk District and the Van Ness Special Use District. The proposed project would require Conditional Use authorization by the Planning Commission for the expansion of an institutional use, for exceeding the bulk limit, for new construction exceeding 40 feet in height in the Van Ness Special Use District and for retail use above the ground floor.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Patrice Fambrini, Jaidin Consulting Group, phone: (415) 863-3888

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Section 15332 (In-Fill Development Projects)]

X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

August 13, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Lisa Gibson for

Paul Maltzer
Environmental Review Officer

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cc:
Jaidin Consulting Group, Project Sponsor
Sue Hestor, Attorney at Law
Historical distribution list
O. Chavez / Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

REMARKS (continued from previous page):

The proposed project involves the alteration and addition of approximately 16,798 gross square feet (GSF) to the existing 10, 830-square-foot American Buddhist Temple Cultural Society at 1730-1750 Van Ness Avenue. The proposed project would include an expanded second level and construction of new third and fourth floor levels for a total of four stories and an approximate height of ~~56~~ 70 feet. The total new square footage would be about 27,758 gsf. The first and second levels would be renovated, and would maintain the existing retail, temple assembly, dining, office and classroom uses. The new third level would have repentance and meeting rooms; and the fourth floor would contain two group housing units and eight dormitory guest rooms. The existing 15 off-street parking spaces would remain.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its inclusion in the *General Plan* in the Van Ness Area Plan as a "Contributory Building." In a memorandum dated October 28, 2003, Planning Department staff reviewed the proposed project and determined that the existing building at 1730-1750 Van Ness Avenue is not considered an historic resource for the purposes of CEQA.[1] This determination was based on the fact that as an individual building, the building does not have sufficient distinction or significance to be eligible under certain criteria for listing on the California Register of Historical Resources. Furthermore, the existing building has been substantially altered over time and does not retain sufficient integrity. The building is associated with development of Van Ness Avenue as the City's primary automotive area, and as part of a potential historic district, it may be eligible for listing on the California Register of Historic Places, but only as a support source. The proposed alterations would not have any adverse significant impact on a future historic district. Furthermore, the proposed alterations would not have a significant adverse impact on any of the significant or contributory buildings identified in the Van Ness Area Plan. As described below, the project was found to satisfy criteria for exemption under Categorical Exemption [State CEQA Guidelines Section 15332 (In-Fill Development Projects)] and is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) allows for the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. These conditions are described below (per CEQA Guidelines Section 15332, In-Fill Development Projects).

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is within a RC-4 (Residential-Commercial Combined, High Density) zoning district and an 80-D Height and Bulk District. Because the proposed project is within the Van Ness Special Use District (SUD), housing density limits do not apply (per Planning Code Section 243(c)(2). The Van Ness SUD permits 4.5 sf of gross floor area for each square foot of lot area, allowing a maximum of 59,975 sf of gross floor area on the project site. The project proposes 27,760 sf and would not exceed the permitted floor area ratio. With Conditional Use authorization, religious institutions and retail uses above the ground floor are permitted in the RC-4 District. The proposed project would also require Conditional Use authorization for new construction exceeding 40 feet in height, and for exceeding the bulk limit, which permits 110 feet in length and 140 feet diagonal length above 40 feet (Planning

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[1] Memorandum from Kaye Simonson, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. October 28, 2003, to Art Aguilar. Available for review by appointment at the Planning Department, 1660 Mission Street, Fifth Floor, as part of Case No. 2003.0657E.

Code Section 270, Table 270). The Conditional Use authorization procedures are contained in the San Francisco Planning Code in Sections 303, and in Section 306 through 306.6, except those that apply to Planned Unit Developments. Therefore, the proposed project would be consistent with the *General Plan* and with the zoning designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is 13,195 sq. ft., or 0.30 acre. The site is located on the east side of Van Ness Avenue between Clay and Sacramento Streets, and is bordered by St. Luke's Episcopal Church on the north, a seven-story condominium building on the south, and an auto repair shop on the east. The Van Ness corridor is characterized by numerous auto showrooms and other commercial structures, as well as apartment buildings. Van Ness Avenue is the major north-south arterial in the central section of San Francisco. It is part of U.S. Highway 101 between Lombard Street and the Central Freeway (via South Van Ness Avenue). The site is within a developed, mixed-use area of San Francisco, and the proposed project would be characterized as an in-fill development surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The ground surface of the project site is completely covered with the existing building footprint and concrete parking lot. The project site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. No other important biological resources exist on the site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The proposed project would provide a mix of institutional and residential uses. While the overall square footage would be increased, the number of workers and visitors on the project site would not change substantially. The only change on the project site with regard to increase number of people would be the introduction of residential use for the Buddhist monks. There would be a maximum of four monks that would occupy the proposed two group-housing units. The proposed project would also introduce eight guest rooms, which would be occupied by a maximum of 8-11 visiting students and devotees staying at most for up to four days. There is one employee who currently works at the retail bookstore who walks to the Temple to work. The proposed project may add one employee to the retail use on the project site. The Temple service will remain as currently exists, once per week on Sunday at 11:00 a.m. The congregation currently consists of 50-60 family members. Temple service, congregation and parking supply would remain the same. There is currently only one temple-owned vehicle and no addition vehicles are anticipated or proposed.

The peak period for this use would be on Sunday mornings when there would be approximately 50-60 members attending temple. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review*, the Planning Department evaluates conditions in the p.m. peak-period during the weekdays in determining the significance of an adverse environmental impact. The proposed project would not substantially increase traffic in the project vicinity on Sundays because the number of members is not expected to increase. Additionally, the temple use is already located on the project site and so the net increase in project-related trips would be relatively small. Furthermore, background traffic from other uses on Sunday morning is relatively much lighter than during the week. Therefore, the temple use for the proposed project would not affect p.m. peak period conditions during the week, and the impacts on Sunday, this uses' peak period, would be less than significant.

In summary, the proposed project would introduce approximately four monks who would reside in the proposed building and 8-11 visitors who are allowed to stay for a maximum for a four-day stay. The number of employees may increase by one person and the existing congregation is expected to remain the same number, from 50-60 members. The residing monks would share one vehicle and thus not generate a substantial number of vehicle-trips during the p.m. peak-hour. The proposed project would not have a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be undetectable to most drivers, although it could be noticeable to those immediately adjacent. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not involve pile driving and would not create any pile-driving noise impacts. Because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Shadow

The new buildings would shade adjacent properties but would not increase the total amount of shading in the neighborhood above levels, which are common and generally accepted in urban areas. Section 295 of the San

Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. To determine whether this project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department.[2] This analysis concluded that there would be no shadow impact from the proposed project on any property protected by Section 295. Therefore, the proposed project would not result in any significant shadow impacts.

Under CEQA, the loss of private views and sunlight would not constitute a significant impact on the environment. Further, Section 295 of the San Francisco Planning Code (Proposition K) protects public open spaces from shadowing by new structures, but does not provide protection of sunlight for non-Recreation and Park properties or private properties. Thus, while shadow may be a valid concern to affected neighbors, it is not considered to be an environmental impact under CEQA nor a violation of the Planning Code.

Visual Quality

Buildings of this size and scale are not uncommon in this area. The proposed project would not adversely affect the existing visual character of the neighborhood, nor would it have a substantial, demonstrable negative aesthetic effect within its urban setting because of the large diversity of nearby structures. Furthermore, the project's final architectural design and facade work would undergo evaluation during the Planning Department's design review process and Conditional Use authorization by the Planning Commission, separate from the environmental review process.

The proposed vertical addition would affect views from private residences and the adjacent institutional use (St. Luke's Episcopal Church). Specifically, the proposed project would affect residents who have windows facing north on the existing building at 1776 Sacramento Street (also known as 1700 Van Ness Avenue) and the windows facing south at St. Luke's Episcopal Church. The proposed project would include setbacks on each side to reduce visual impacts on the private residential units and adjacent church. Nonetheless, reduced private views for some nearby residents would be unavoidable consequence of the proposed project and would be an undesirable change for those individuals whose views would be blocked by the proposed building. Under the significance criterion set fort by the California Environmental Quality Act (CEQA), a significant visual impact related to views would result if a project would "substantially degrade or obstruct any scenic view or vista now observed from public areas." The proposed project would not significantly impact existing scenic view or vista from public areas. While this loss or change of views might be of concern to adjacent property owners and area residents, and would be a design issue worthy of discussion and consideration as part of the City's decision to approve or disapprove the project, it would not be considered a significant environmental effect pursuant to CEQA. Furthermore, lot line windows are not protected in San Francisco.

Geology

The *San Francisco General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. The project site is located in an area subject to ground shaking with non-structural damage (level VII) along the San Andreas and Northern Hayward Faults and other faults in the San Francisco Bay Area (Maps 2 and 3 of the Community Safety Element). The project site is not in an area subject to liquefaction, landslide, tsunami run-up, or reservoir inundation hazards (Maps 4, 5, 6, and 7 in the Community Safety Element). The proposed project would require minimum excavation, if any. The proposed construction would require removal of the existing slab foundation. The proposed foundation would be poured at the same elevation. It is estimated that little or no soil would be removed from the project site. The proposed project would not alter the topography of the project site. To ensure compliance with all San Francisco Building Code provisions regarding structural safety, when DBI reviews the geotechnical report and building plans for a proposed project, it will determine necessary engineering and design features for the project to reduce potential damage to structures from groundshaking. Therefore, potential damage to structures from geologic hazards on a project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code. Code standards that are identified as a result of the DBI review process would constitute minor modifications of the project and would not require additional environmental analysis.

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[2] A copy of the shadow fan analysis is available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, as part of Case No. 2003.0277K.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on May 28, 2004, to the owners and occupants of properties within 300 feet of the project site. Members of the public expressed concerns regarding the height of the proposed building and its effect on the sunlight, privacy, and views of residents of adjacent and nearby residential buildings, and on the reduced light and its effect on the illumination of the stained glass windows in the south wall of St. Luke's Episcopal Church adjacent and north of the project site. Other concerns included the potential increase in traffic, and people, which would result from the project, and the effect of construction on noise and air quality. The impacts were discussed above and no significant adverse environmental impacts associated with height, density or other issues have been identified.

The proposed project would be subject to Conditional Use authorization by the Planning Commission. The decision to approve or disapprove the proposed project based on its merits is independent of the environmental review process. While local concerns or other planning considerations may be grounds for modification or denial of the proposal and its building permits, in the independent judgment of the San Francisco Planning Department, there is no substantial evidence that the project would have a significant effect on the environment.

Conclusion

CEQA State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that the proposed project would not have a significant effect on the environment, the activity is not subject to CEQA. As previously discussed, the proposed project would have no significant environmental effects related to land use, traffic, noise, air quality, water quality, biological resources, or utilities and services. The proposed project would also have no significant adverse environmental effects in the areas of visual quality, population, geology, or cultural resources. The proposed project is an in-fill development that would have no significant environmental effects. For all the above reasons, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion.

In general, projects of up to six multi-family dwelling units are categorically exempt from environmental review, as are non-residential projects of up to 10,000 square feet. Since the project meets the conditions of an in-fill development per Section 15332 of the CEQA Guidelines and Guidelines Section 15061(b)(3), exemption from environmental review is appropriate where it can be seen with certainty that the proposed project would not have a significant impact on the environment. CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under both the General Rule Exclusion and the Class 32 exemption, independently. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Geneva Office Building and Powerhouse (Geneva Car Barn)
Location: 2301 San Jose Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The Geneva Office Building and Powerhouse is located at the southeast corner of Geneva and San Jose Avenues in the Ingleside district of San Francisco; diagonally across the street from the south end of the Balboa Park BART station. The Geneva Office Building (G.O.B.) was built in 1899, and declared a City Landmark in 1983 (City Landmark No. 180). The building has been uninhabitable since the 1989 Loma Prieta Earthquake. The scope of work includes a partial seismic upgrade and roof replacement, which are necessary to prevent the building from collapsing in case of an earthquake. The Landmarks Preservation Advisory Board approved the scope of work on June 18, 2003 by way of Certificate of Appropriateness (Case No. 2003.0610A). The Department of Building Inspections issued a Building Permit Application (No. 2003/05/15/4685) for the Phase I seismic stabilization project, which coincides with the approved scope of work by the Landmarks Preservation Advisory board noted above. The project site is in a P (Public) zoning district, and a 40-X/105-E height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Edgar Lopez, DPW Project Manager, (415-557-4675)

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301, and 15331; (State Class Numbers 1 and 31).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
Aug. 30, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Edgar Lopez, Project Sponsor
Historic Preservation List
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

The proposed project will stabilize the building and prevent water intrusion until a suitable use is found and a rehabilitation project is initiated. The project consists of a partial seismic upgrade, and roof replacement, which are necessary to prevent the building from collapsing in case of another earthquake. Some damage to the building occurred during both the 1906 and 1989 earthquakes. This environmental exemption is for Phase I of the proposed seismic work. The building is currently not occupied and will not be occupied until a full seismic upgrade is completed during Phase II. The proposed height, use, and square footage will not change during Phase I.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Geneva Car Barn, comprising both the Office Building and the Powerhouse, is on the National Register of Historic Places, rated 3 out of a possible 5 for overall architectural significance in the 1976 Architectural Survey, and has been designated by the City as Landmark No. 180 pursuant to Article 10 of the Planning Code. The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. On June 20, 2003 a Certificate of Appropriateness (C of A) was issued for the proposed work. The C of A found that the proposal would not entail the removal, alteration, or obstruction of any significant character-defining historic feature, in conformance with the Secretary of the Interior's Standards for Rehabilitation, specifically Standard Numbers 2, and 9 as described below:

Standard No. 2: The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- The proposed work would stabilize the Geneva Car Barn and prevent it from further deterioration, consistent with Preservation Brief 31 for Mothballing Historic Buildings;

Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and 31.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would make seismic improvements, etc. The proposed project involves no expansion of the size or use of the existing building, and therefore, meets the criteria of Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. None of the alterations would impact any of the character defining features of the historic resource, or have any adverse impact on the historic resource. For these reasons, and those stated above, the proposed project meets the criteria of Class 31, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title : Case No. 04.850E – Single Screen Movie Theater Demolition Moratorium Ordinance
Location: San Francisco, Citywide Application
City and County : San Francisco

Description of Nature and Purpose of Project: Urgency Ordinance creating, an interim zoning moratorium on demolition of single-screen movie theaters for a period of 45 days, and making required findings, including findings of consistency with priority policies of Planning Code Section 101.1. Board of Supervisors File No. 041137.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Board of Supervisors; Introduced by Supervisor McGoldrick

EXEMPT STATUS: (Check One)

X General Rule Exclusion (State Guidelines, Section 15061(b)(3)).

REMARKS: The proposed Ordinance would prohibit the issuance of a demolition permit for a single-screen movie theater in San Francisco. Said prohibition would be in effect as an interim zoning moratorium, for a period of 45 days. If adopted, the effect of the ordinance would be to preserve the status quo and existing setting, with respect to single screen movie theaters. State CEQA Guidelines Section 15061(b)(3) provides that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As the proposed ordinance would have the effect of preserving the status quo, preventing demolition of some existing movie theaters without generating new development, for a limited time frame, it can be seen with certainty that the proposed project would not have a significant effect on the environment.

Contact Person: Paul Maltzer 558-5977

Date of Determination:
Aug. 31, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc:
Sup. McGoldrick/Clerk of Board
O. Chavez/Bulletin Board
M.D.F.
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P. Lord

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0740E
Location:	84 Vandewater Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project includes the demolition of an existing one-story, 16-feet-high, approximately 2,750-square-feet (sf) single-family house, and construction of a new 4-story, 40-foot-high, 5-unit multi-family residential building, with approximately 10,141-square-feet (sf). The existing building on the project site contains no off-street parking spaces. The proposed building would include five off-street parking spaces. The existing building, which was constructed in 1939, was surveyed as part of the National Historic Preservation Act Section 106 review for the replacement of North Beach Place Housing Project (Case No. 2000.173F). The 2,774-sf project site (Assessor's Block 0041, Lot 023) is located on Vandewater Street between Powell and Mason Streets. The site is zoned C-2 (Community Business) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tony Pantaleoni, (415) 495-4051

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(3), and 15303 (b)]

REMARKS: See Reverse Side

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

Sept 1, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Tony Pantaleoni, Project Sponsor
Kelly Amdur, Planning Department
Sue Hestor, Attorney at Law
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The structure has a National Register Status Code of 6Z. (Found ineligible for the National Register, California Register, or Local Designation through survey evaluation.) The dwelling is a single-story commercial building with a cove wood siding and a flat roof with a stepped parapet. The building was constructed in about 1939. The project site is located across the street from the North Beach Survey Area. Based on supplemental information provided by the project sponsor, the building does not appear to meet the criteria for listing on the California Register of Historical Resources for events, persons and architecture. The commercial building at 84 Vandewater Street does not appear to be an historical resource for purposed of CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on an historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(3), or Class l (1)(3), provides for an exemption from environmental review for the demolition of a store, motel, office, restaurant, and similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed project would result in the demolition of a 2,750-sf one-story commercial building and therefore would be exempt under Class1 (l)(3).

The proposed project would also involve the construction of a 10,141-sf, 4-story, 5-unit residential structure. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to the structure designed for not more than six dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt form environmental review.

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[1] Memorandum from Neil Hart, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. August 26, 2004.

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
O. Chavez/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist ML

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: August 26, 2004

RE: **Address:** 84 Vandewater Street
Block 0041, Lot 023
Case No. 2004.0740E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The project proposes to demolish the existing building and construct a 5 unit residential building that is 40 feet high, contains 5 off-street parking spaces, and would equal 10,141 gross square feet.

2. **Property Description**
The one-story commercial building has cove wood siding and a flat roof with a stepped parapet. The primary, south façade is dominated by two large windows tat each have an integrated entrance into the two, adjacent vacant office spaces: the windows are separated by molded, stained wood muntins. The entrance to the east features a glazed wood door that matched the windows and has a hopper transom: the entrance to the west features a wood door with a different glazing pattern and a fixed transom. At the west area the lowest level of lites near the ground have been infilled with plywood. A tall vertical tall vertical flagpole is attached to the center of the parapet.

3. **Historic Rating/Survey**
The building located at 84 Vandewater Street was surveyed as part of the National Historic Preservation Act, Section 106 review for the replacement of North Beach Place Housing Project (Case 2000.173F). DPR A and B forms were completed by Carey and Co. on June 6, 2000 and the structure was assigned a National Register Status Code of 6Z. (Found ineligible for National Register, California Register or Local Designation through survey evaluation). The DRP form was included in the Historic Architecture Survey Report for The Replacement of North Beach Place Housing Project by William Kostura and Carey & Co. September 15, 2000. .

4. **Historic District/Neighborhood Context**
The proposed project site is located across the street from the North Beach Survey Area. This survey was approved by the Board of Supervisors in 1999 thus it is an adopted local register (Category A.1 Resources listed on or formally eligible for the California Register). Some areas of the survey have been identified as potential National Register-qualifying districts. The North Beach survey identified similar garage like structures constructed of brick or concrete as contributors to the survey area. They were labeled as "Type VIII" buildings, and described as a "one or two stories," on a "wider-than-average lot," accommodating "one or two large vehicle entries," giving the "impression of horizontality and may or may not be ornamented." (North Beach San Francisco: An Architectural Historical Cultural Survey, 1982, p.19).

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Determined Not To Be Historical Resources/Properties For Which The City Has No Information Indicating That The Property is an Historical Resource.**

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons:** It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**

According to City records the property was constructed in 1939 however archival research has not been able to verify this date. Additionally the building's architect or contractor and the building's original use was not uncovered. It is known that the building served a number of uses. The 1948 Sanborn maps indicate the property served an automobile related function. Between the years of 1963 and 2003 the building served as office space for a designer, photographer and an architect.

3. Period of Significance

Date of construction: c.1939.

2. Character-Defining Features

The building's most important feature is its articulated false front parapet, characteristic of other small-scale industrial structures of this period in San Francisco. Other features include its single story height and coverage of the entire lot.

3. Integrity

The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☐ Retains	☒ Lacks
feeling,	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks

This structure appears to be in fair to good condition. The building's large vehicle bays have been filled-in with glazing however the rest of the south elevation remains intact. The building's rear wall had been removed (probably in 1987). Since that time the rear wall existed as sheet rock over the adjacent property's (377 Bay Street) wall. This was discovered in August 2004 when constructed activities began at 377 Bay Street.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

Based on the information provided by the project sponsor in the attached supplemental information form the building does not appear to meet the criteria for listing on the California Register of Historical Resources for events, persons and architecture. The commercial building at 84 Vandewater Street does not appear to be an historical resource for purposed of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   N/A

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1107E: Alterations to an Existing Five-Unit Residential Building
Location: 2615-2623 Pacific Avenue, Block 0585, Lot 16
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2615-2623 Pacific Avenue (Block 0585/Lot 16), mid-block on the south side between Pierce and Scott Streets. The existing building on the project site is a wood frame building that is three stories with a raised basement and an attic. The proposed project consists of alterations, which would include the replacement of the existing wood sash windows with matching, double-glazed wood windows, the insertion of a new central entry within an existing window opening at the ground level, the addition of a new dormer and skylights, and the enlargement of two window openings. The two brick chimneys with decorative brickwork patterning have to be reconstructed to comply with seismic codes. The proposed project would not include changes to the total square footage or height of the building. The site is zoned RH-1 (Residential, House, One Family), and is in a 40-X height and bulk district. The existing building is given a rating of 1 (out of a possible 5) on the 1976 Architectural Survey.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gabriel Y. Ng, AIA (415) 563-6655

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(a) (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation)]

REMARKS: The existing building at 2615-2623 Pacific Avenue was evaluated according to California Register criteria, in order to determine whether it qualifies as an historic resource for the purposes of CEQA. The building appears to be individually eligible for the California Register as an excellent example of residential architecture in an upper class

(Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
Sept 3, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc:
Gabriel Ng, Project Sponsor
David Lindsay, Northwest Quadrant Team Leader
Sue Hestor
O. Chavez, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Hist. Dist. List

neighborhood. The period of significance is 1902-1920s. The building also appears to be eligible for the California Register as a contributor to a potential historic district.[1]

The existing 1902 building is wood-framed and is setback from the property line to allow room for staircases from the sidewalk to the first story. . Massing is irregular, and parts of the second and third stories overhang the floors below. The roof is a complex massing of hips and gables. Brick chimneys rise above the roofline in two places. The structure was built in 1902 as five flats of income housing for Mrs. M. E. Bowes, to designs by architect Albert Sutton. At an unknown date, probably in the 1920s, the exterior cladding of wood shingles was largely replaced by a coat of stucco, with ornamental swags. Other than this change in cladding, the exterior of the building remains virtually intact.[2]

Having determined that the property is eligible for the California Register both individually and as a contributor to a potential historic district, the Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. Planning Department staff reviewed the proposed project and determine that it would be consistent with the relevant standards from the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[3] This determination was based on the fact that the proposed alterations would respect the character-defining features of the existing building.

CEQA Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would include structural improvements, modify some interior rooms, replace some existing windows, and add a new dormer and skylights. The proposed project involves no expansion of the size or use of the existing building, and therefore, meets the criteria of Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Because the proposed project would be consistent with the Secretary of the Interior's Standards, as outlined above, and would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site may be an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Winslow Hastie, Historic Technical Specialist to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department. August 23, 2004.

[2] Kostura, William. Historical Evaluation of 2615-2623 Pacific Avenue, San Francisco. February 2004. This report is available for review by appointment as part of Case File No. 2003.1107E.

[3] Historic Resource Evaluation Response by Winslow Hastie, Historic Technical Specialist. Memorandum to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department. August 23, 2004.

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MEMORANDUM

TO: **Nannie Turrell**, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: August 23, 2004

RE: **2615-2623 Pacific Avenue**
(Block: 0585; Lot: 16)
Case No. 2003.1107E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to rehabilitate the existing five-unit residential building at 2615-2623 Pacific Avenue. Exterior modifications at the front elevation include the replacement of the existing wood sash windows with matching, double-glazed wood windows, the insertion of a new central entry within an existing window opening at the ground floor, the addition of a new dormer and skylights, and the enlargement of two window openings. The two brick chimneys with decorative brickwork patterning have to be reconstructed to comply with seismic codes.

2. Property Description

This residence has three stories with a raised basement and an attic and features irregular massing. The basement and first floor are brick while the upper levels are stucco-clad with decorative plaster garlands and cartouches. The property features many of the significant character-defining elements of a Tudor-style mansion, including: prominent gable ends, varied eave-line heights, elaborated chimneys, variety of exterior materials, and windows with a patterned upper sash. The building also has Craftsman-style elements such as carved beam ends and curved brackets that support the extended eaves of the roof and the second and third story overhangs.

3. Historic Rating/Survey

The subject property is listed in the 1976 Architectural Survey and was constructed in 1902.

An Historic Resource Evaluation Report (HRER), prepared by William Kostura in February 2004, determined that the building was individually eligible for the California Register as an excellent example of residential architecture in an upper-class neighborhood. It was also found to be eligible for the California Register as a contributor to a potential historic district of similar residential properties in the surrounding neighborhood. Staff concurs with the findings of this report.

4. **Historic District/Neighborhood Context**
The property is not located within an historic district. The surrounding neighborhood is characterized by predominantly residential buildings. However, as stated above, the author of the HRER found that the subject property is eligible for inclusion in a potential western Pacific Heights historic district, with a period of significance spanning from the 1860s to the 1920s.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to “historical resources” under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a) (3) of CEQA, and if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that the property at 2615-2623 Pacific Avenue falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   The subject property, consisting of five residential flats, was built in 1902 as income property for Mrs. M.E. Bowes. The architect was Albert Sutton, of the well-known San Francisco firm Sutton and Weeks. The design of this building was innovative in that the intent of the architect was to make the building appear from the exterior to be a single-family mansion, although it was actually a multi-unit apartment building. Through a clever manipulation of masses, Sutton made the building resemble a large, private residence like many of the surrounding single-family mansions located in Pacific Heights.

2. **Period of Significance**
   1902-1920s

3. **Character-Defining Features**
   The character-defining features of this residence include the existing exterior materials (stucco and brick), the paired brick entry stairs with balusters, the decorative plaster garlands and cartouches, the wood windows with diamond-patterned lites, the exposed wood beam ends and rafter tails, the wood brackets under the eaves, the drop pendants at the apex of the gable ends, the two patterned brick chimneys, and the overall massing and projecting bays of the front elevation.

4. **Integrity**
   The subject property has retained or lacks integrity from the period of significance noted above, as follows:

   The subject property has had some minor changes at the front façade, including the replacement of the original wood shingle siding with stucco at some point in the 1920s. Enough time has elapsed to make this alteration significant and within the period of significance. Also, several of the original wood windows have been replaced with modern, incompatible windows. Overall, the building retains a high level of integrity.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
   - **Event:** or ☐Yes ☐No X Unable to determine

- **Persons:** or ☐Yes ☐No **X** Unable to determine
- **Architecture:** or **X** Yes ☐No ☐ Unable to determine
- **Information Potential:** ☐Yes ☐No **X** Unable to determine

The subject property was listed in the 1976 Architectural Survey for its architectural design. Because the building has been determined to be an historic resource for the purposes of CEQA for its design, it is not necessary to prove or disprove eligibility for association with events, persons, or its potential to yield information important to history or prehistory.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The proposed alterations to the building are relatively minor, and staff believes that they respect the historic character of the building and are consistent with the Secretary's Standards for Rehabilitation.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes **X** No ☐ Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case No. 2002.0444E, Exterior Alterations to Single-Family Dwelling
Location: 807 Francisco Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 807 Francisco Street between Leavenworth and Hyde Streets, on Assessor's Block 48, Lot 14A, in the Russian Hill neighborhood. The proposed project consists of exterior alterations to the single-family dwelling located on the project site. The alterations include: replacement of wood shingles with cement plaster; replacement of entrance stair, door, and window trims; and installation of cement plaster stair railings. The project site is within an RH-1 (Residential, House, One-Family) Use District and a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mitch Menaged, property owner Telephone: (415) 885-5992

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(a) and 15331]; Class Numbers: 1 and 31.

REMARKS: The existing building at the project site is identified in the appendix of *Here Today* (page 267), as a late 1880s building described as follows: "Possibly this now–three-story shingle house was once only one-story. Joseph Esherick did the extensive remodeling of the house including the addition of a 'sky room' and the raising of the ceilings." *Here Today* is a Board of Supervisor-adopted citywide survey of historically and architecturally significant structures. For purposes of the California Environmental Quality

(Continued on second page.)

Contact Person: Lisa Gibson Telephone: (415) 558-5993

Date of Determination:
9/9/04

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Joan A Kugler for
PAUL E. MALTZER
Environmental Review Officer

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Craig Nikitas, Northeast Quadrant Team Lead
Mark Luellen, Preservation Technical Specialist
Historic Resources Mailing List
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Remarks, cont'd:

Act (CEQA) and the determination of historic resources, *Here Today* qualifies as an adopted local register. Therefore, the existing rear building at 807 Francisco Street is considered an historic structure.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include minor exterior alterations to an existing building. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Planning Department staff reviewed the proposed project and determined that the proposed alterations of the structure are consistent with the Secretary of the Interior's Standards for Rehabilitation and would not result in a significant impact on the historical resource.[1]

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] San Francisco Planning Department memorandum from Mark Luellen to Lisa Gibson, August 23, 2004, available for review by appointment as part of Case File No. 2002.0444E. Among other materials also available for review by appointment is a September 15, 2003 *Historic Resource Evaluation Report* for the 807 Francisco Street residence, prepared by Patrick McGrew.

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(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0334E
Location:	2070-2072 Golden Gate Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site at 2070-2072 Golden Gate Avenue (Block 1150, Lot 19) is approximately 3,437 square feet (sq.ft.) in size and is located mid-block on the on north side of Golden Gate Avenue on a block bounded by Golden Gate Avenue, Lyon Street, Turk Street, and Central Avenue. The proposed project would involve demolition of two existing dwelling structures (a two-family two-story building at the front of the lot and a one-family one-story building at the rear), totaling three units (2,812 gsf total) and construct a new four-story, three-family dwelling on the property. The new project would include three new residential units in three levels over a ground floor garage accommodating three independently accessible off-street parking spaces. The proposed project would total 6,318 gsf. The project site is zoned RH-3 (Residential, Three-Family) and is within a 40-X height and bulk district. The project requires a mandatory Discretionary Review per the Planning Commission's policy on residential demolitions.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: David Silverman, Reuben & Junius, LLP, phone: (415) 567-9000

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:

September 13, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: David Silverman, Project Sponsor
Geoffrey Nelson, Planning Department
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

The existing buildings at 2070-2072 Golden Gate Avenue are a two-story two-unit residential building at the front of the lot and a one-story one-unit residential building at the rear. The proposed project would involve demolition of the existing buildings and construction of one four-story, three-unit residential building totaling approximately 6,318 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project is located in the Western Addition Neighborhood, on the north side of Golden Gate Avenue. The majority of the buildings on the subject block face were constructed before the 1900s with the exception of a few. The subject block face is considered eclectic with the majority of the buildings on the block Victorian in architectural style. There are no existing or proposed historic districts in the project vicinity. Because the existing buildings are not considered historical resources under CEQA, and demolition would not result in a significant effect on historical resources, they may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to structures where not more than six dwelling units will be demolished. The proposed project would result in the demolition of three residential units in two buildings and would therefore be exempt under Class 1(l)(2).

The proposed project would also involve the construction of a four-story, three-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of three residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. August 27, 2004.

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MEMORANDUM

TO: **Joy Navarrete, Major Environmental Analysis**

CC: **Goeffrey Nelson, Case Planner**
O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist** tbt

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **August 27, 2004**

RE: **2070 Golden Gate Avenue**
Block 1150, Lot 019
Case No. 2004.0334E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish two existing dwelling structures (a two-family dwelling at the front and a one-family dwelling at the rear), totaling three units and construct a new four-story, three-family dwelling on the subject property.

2. Property Description

The Planning Department's Parcel Information Database and the 3R Report are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property and building permit history, along with a description of the property's condition and a report prepared by William Kostura, dated August 2004, documenting some building and construction history (see Historical Evaluation of 2070 Golden Gate Avenue, San Francisco).

Planning Information Database show a construction date of 1910. However, it is unclear whether that date is for the dwelling at the front or at the rear. The Spring Valley Water Company tap record shows a construction date of 1888. Based upon the Historical Evaluation Report, the dwelling at the front was built in 1888 and was heavily altered in 1924, when the original façade was replaced.

The dwelling is two stories in height, wood frame in construction and has a flat roof. It is sited about 20 feet back from the sidewalk and contains a one-story garage at the front of the dwelling. The front façade is smooth stucco finish. With the exception of the recessed entrance, there are no projections or setbacks. The windows are double-hung wood sash and plain board trim.

3. Historic Rating/Survey

According to the State Office of Historic Preservation Office (OHP), the property is not listed or determined eligible for separate listing in the National Register of Historic Places (National Register). The property does not appear in the California Historic Resources Inventory System (CHRIS) database or the Planning Department's Parcel Information Database survey ratings tab.

4. Historic District/Neighborhood Context

The subject property is located in the Western Addition neighborhood. The majority of the buildings on the subject block face were constructed before the 1900s with the exception of a few. The subject block face is considered eclectic with the majority of the buildings on the block Victorian in architectural style. There are no existing or proposed historic districts in project vicinity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to the information submitted by William Kostura, dated August 2004, the dwelling was likely built by John W. Spencer in 1888 as his own residence. Mr. Spencer, a carpenter and builder, occupied the dwelling until 1908. Other known owners and residents of the dwelling include Harry and Pauline Saltzman, and Frank F. Frates.

2. Period of Significance

The period of significance would be the year the dwelling was constructed (1888-1924). Since the subject property is believed to not be an historic resource, there is no period of significance.

3. Character-Defining Features

The subject property is believed to not be an historic resource so there are no characters defining features.

4. Integrity

Location,	☒ Retains	☐ Lacks
Design,	☒ Retains	☐ Lacks
Materials,	☐ Retains	☒ Lacks
Workmanship,	☐ Retains	☒ Lacks
Setting,	☐ Retains	☒ Lacks
Feeling,	☐ Retains	☒ Lacks
Association.	☐ Retains	☒ Lacks

The integrity of the dwelling has been lost due to the alterations that were made in 1924, including but not limited to the removal of the exterior staircase, removal of ornamentations, new stucco finish on the front façade, and the filling-in of the front entrance setback.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

a. **Event:** or ☐Yes ☒No ☐Unable to determine

b. **Persons**: or ☐Yes ☒No ☐Unable to determine

c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and only uncovered some of the names of the building's owners, occupants, and permit history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. Based upon the information provided, no other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

   ☐Yes ☐No ☒Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0778E: Movie Theater Use Ordinance

Date of Publication of Certificate of Determination: September 14, 2004

Location: Citywide

City and County: San Francisco

Description of Nature and Purpose of Project: The project is a Board of Supervisors-proposed ordinance (Board File No. 041070) which would amend the San Francisco Planning Code by adding Section 221.1 and amending Sections 703.2, 803.2, and 803.3 to require Conditional Use authorization for any proposed project involving the change in use or demolition of a movie theater, and amending Section 303 to require specific findings, defined in the legislation, as part of the approval criteria used by the Planning Commission in granting such Conditional Use authorization. The proposed legislation incorporates findings of consistency with the San Francisco General Plan and priority policies of Section 101.1. The purpose of the restriction is to stem the loss of movie theaters of particular character in San Francisco neighborhoods. The restriction would apply to those uses in the commercial, industrial, mixed-use, and neighborhood commercial zoning districts of San Francisco. The ordinance would be effective retroactively to any site permit application submitted after July 27, 2004, when the legislation was introduced.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors, sponsored by Supervisor Aaron Peskin.

EXEMPT STATUS:

X General Rule Exclusion (State Guidelines, Sections 15061(b)(3))
X Categorical Exemption (State Guidelines, Section 15308)

Contact Person: Leigh Kienker — Telephone: (415) 558-5970

Date of Determination:

Sept 14, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Supervisor Peskin
Paul Lord, Jean-Paul Samaha/Planning Dept.
O. Chavez/Bulletin Board,
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed ordinance would add a new section to the Planning Code, Section 221.1, limiting change in use or demolition of movie theaters in the commercial (C) or industrial (M) zoning districts by requiring Conditional Use authorization by the Planning Commission for such proposed projects. Section 211(d) defines Theater Use as a type of Assembly and Entertainment Use. The new section specifies the proposed restrictions would apply only to movie theater use.

The proposed ordinance would amend Sections 703.2, 803.2, and 803.3 limiting change in use or demolition of movie theaters in the Neighborhood Commercial (NC) or Mixed Use (Chinatown, South of Market) zoning districts, specified in Article 7 and Article 8 of the Planning Code respectively, by requiring Conditional Use authorization by the Planning Commission for such proposed projects.

The proposed ordinance would amend Section 303, governing Conditional Uses, by adding subsection (k) specifying the additional findings the Planning Commission would be required to make in approving any proposed change in use or demolition of a movie theater. Planning Department staff would be required to review such proposed projects and make recommendations to the Planning Commission on such Conditional Use applications with respect to these new controls and findings. The proposed findings, relating to economic viability, economic diversity, and historic preservation, would thus be included in draft form the case report submitted to the Planning Commission for hearing such Conditional Use applications. CEQA Guidelines Section 15308 authorizes the exemption of Actions By Regulatory Agencies For Protection of the Environment. The additional procedural requirements of the proposed ordinance relating to protection of neighborhood economic diversity and historic character would be an exempted action pursuant to this section.

Movie theater demolition or change of use would not be prohibited with this ordinance. The proposed ordinance would not have any direct physical environmental effects. Maintaining existing movie theater uses would not conflict with the commercial use provisions of the C, M, NC, or Mixed-Use Districts, and there would be no other change in controls or impacts associated with the uses currently permitted in those districts.

As an indirect physical impact, the proposed public noticing, comment, design review and conditional use requirements may result in fewer movie theater use changes or demolitions. If the additional procedural requirements proposed were to result in reduction of movie theaters from sites of opportunity for redevelopment with new uses, such projects may be caused to locate on other sites throughout the City. However, movie theater sites do not represent a significant fraction of commercial property Citywide, thus the potential cumulative impact of reduction of redevelopment sites resulting from the proposed legislation would not be considered significant. Another reasonably foreseeable result of the proposed ordinance may be a period of inactive use of some movie theater sites associated with the economics of the movie theater business. Remaining neighborhood movie theaters are not concentrated in areas of the City such that their vacancies would be expected to lead to other commercial vacancies, crime, blight or other adverse physical changes on the environment. Therefore, a period of movie theater vacancy would not result in a physical change to the environment that would be considered a significant adverse effect. Economic effects would not by themselves be significant effects pursuant to CEQA, thus no significant impacts would result from the proposed ordinance pursuant to CEQA Guidelines Section 15131(a) or (b). Potential beneficial impacts of the proposed legislation are not discussed in the context of this review because they would also not result in a significant adverse effect on the environment.

Background

A Notification of Project Receiving Environmental Review for the proposed ordinance was mailed out to interested parties on August 23, 2004 and no comments were received by the Planning Department. In the interim, a Board of Supervisors-initiated emergency ordinance for an interim moratorium on demolition of single-screen movie theaters was introduced (Board File No. 041137) and reviewed by the Planning Department pursuant to CEQA. The temporary moratorium was found to be exempt from CEQA. The temporary moratorium legislation does not conflict with the permanent procedural requirements of this proposed ordinance. The issues that CEQA examines in environmental review are physical changes that could effect the environment with the implementation of the project

The proposed controls would be more restrictive than current zoning regulations for movie theater use, but the additional authorization requirements for change of use or demolition would have no direct physical consequences within the affected zoning districts. The controls would not stimulate new development nor result in the removal, abatement, or demolition of any existing structures. The proposed controls would create additional procedural requirements, but would not expand allowable physical changes. For the above reasons, it can be seen with certainty that the proposed controls could not have a significant effect on the environment and the proposed ordinance is appropriately exempt under the General Rule Exclusion.

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ADMINISTRATION FAX: 558-6426
CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0637E
Location:	601 Townsend Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project involves the rehabilitation of an existing 3-story building at 601 Townsend Street (City Landmark No.193). The project includes minor exterior modifications for a new tenant, Macromedia. Proposed alterations would include: a new central entry along the Townsend Street elevation; new signage attached to an existing non-historic canopy; new steel gates at the alley between the subject building and the adjacent building to the west; a new entry doors with entry ramp compliant with Americans with Disabilities (ADA) requirements at the west side elevation, and alterations to the existing canopy and loading dock area at the south elevation. A new generator would be added to the existing mechanical platform on the roof and the existing, historic Baker & Hamilton roof sign would be repaired and stabilized. The 75,625-sf project site (Assessor's Block 3799, Lot 001) is located on the corner of Townsend, 7th, and King Streets. The site is zoned M-2 (Heavy Industrial) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tuija I. Catalano, (415) 567-9000

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(a), 15301(d), and 15331]

REMARKS: See Reverse Side

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

Sept. 14, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc:
Tuija I. Catalano, Project Sponsor
Winslow Hastie, Planning Department
Sue Hestor, Attorney at Law
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Hist. Dist List

Paul E. Maltzer
Environmental Review Officer

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building located on the project site is an historical resource as defined by CEQA.[1] The property at 601 Townsend is designated as local Landmark No. 193, has been determined eligible for the National Register, is listed in the California Register, is listed in the "Here Today" survey, is designated as an "A" in the Heritage survey, and was included in the Planning Department's Architectural Survey of 1976.

The existing building on the project site is a large brick, three-story warehouse with rusticated brick, granite and sandstone classical detailing, and arched window openings. A large historic steel sign stating "Baker & Hamilton, Since 1849" is attached to the roof. The warehouse was constructed in 1905.

The proposed alterations to the landmark building are limited in scope and would not adversely impact the character-defining features of the landmark.[2] The main entry at Townsend Street is non-historic, therefore its replacement would not affect the original historic fabric. The proposed new entry is compatible with the building and would be adequately differentiated from the original features of the building. The new steel gates on the west side of the building are non-intrusive and compatible with the building. The new ADA entry at the west elevation, which would not be viewed from the public right-of-way, would not adversely impact the character of the building. The loading dock at the south (King Street) elevation would be rehabilitated into a sitting/eating veranda for Macromedia's employees. These alterations would include the addition of a concrete planter along the loading dock wall; the insertion of clear polycarbonate panels at the top portions of the historic canopy to allow for filtered natural light; and the addition of new steel fencing and gates. The majority of the original corrugated metal canopy would be cleaned and repaired as needed. In addition, this proposal involves the repair and stabilization of the historic "Baker & Hamilton" sign, and the repositioning of historic bricks, where necessary.

Because the proposed alterations would not adversely impact the character-defining features of the historic resource under CEQA, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1(a), Class 1(d), and Class 31.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1 (a), provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, pluming, and electrical. The proposed project would result in minor interior and exterior alterations of a three-story warehouse and therefore would be exempt under Class1 (a).

California Environmental Quality Act (CEQA) State Guidelines Section 15301(d), or Class 1(d), provides for an exemption from environmental review for restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to met current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood. The proposed project would install new entry doors and a ramp which would be comliant with ADA requirements. Therefore, the proposed restoration for the three-story warehouse is exempt from environmental review under Class 1(d).

---

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Gilbert Lam, Major Environmental Analysis. August 31, 2004.

[2] Ibid

California Environmental Quality Act (CEQA) State Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoration, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Therefore, the proposed restoration, rehabilitation, repairs, and stabilization for the three-story warehouse is exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not adversely affect the historical resource on the project site. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt form environmental review.

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MEMORANDUM

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TO: Gilbert Lam, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist WH

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: August 31, 2004

RE: **601 Townsend Street**
(Block: 3799; Lot: 001)
Case No. 2004.0637E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to rehabilitate the existing landmark building at 601 Townsend Street, with minor exterior modifications, for a new tenant, Macromedia. Proposed alterations include: a new central entry along the Townsend Street elevation, new signage attached to an existing non-historic canopy, new steel gates at the alley between the subject building and the adjacent building to the west, a new entry doors with ADA entry ramp at the west side elevation, and alterations to the existing canopy and loading dock area at the south elevation. In addition, a new generator will be added to the existing mechanical platform on the roof and the existing, historic Baker & Hamilton roof sign will be repaired and stabilized.

2. Property Description

This large brick, three-story warehouse building features rusticated brick, granite and sandstone classical detailing with arched window openings. A large historic steel sign stating “Baker & Hamilton, Since 1849” is attached to the roof.

3. Historic Rating/Survey

The warehouse building is designated city Landmark No. 193, has been determined eligible for the National Register, is listed in the California Register, is listed in the “Here Today” survey (page 295), is designated as an “A” in the Heritage survey, and was included in the Planning Department’s Architectural Survey of 1976. The warehouse was constructed in 1905.

4. Historic District/Neighborhood Context

The property is not located within an historic district. The surrounding neighborhood is characterized by predominantly office/warehouse buildings and railyards.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that the property at 601 Townsend Street falls into **Category A.1, Resources listed on or formally eligible for the California Register.** These are defined as properties included in a local register of historical resources, as defined by Public Resources Code section 5020.1(k), or identified as significant in an historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

EVALUATION / ANALYSIS

1. **History**
   The subject property at 601 Townsend Street was designed by the architecture firm Sutton and Weeks, and was constructed in 1904-05. It originally served as a warehouse for the Pacific Hardware and Steel Company, which was founded in Sacramento by Mark Hopkins and Collis P. Huntington. The building narrowly escaped the fire after the 1906 Earthquake, and became a pioneer in the development of this area as a manufacturing warehouse district. In 1914, Pacific Hardware and Steel merged with Baker & Hamilton, a manufacturer of plows and farm equipment. For a more detailed history, see the Landmark Designation Report under Case No. 88.753L.

2. **Period of Significance**
   1904-1905

3. **Character-Defining Features**
   The character-defining features of this warehouse are the original exterior materials of brick, sandstone and granite; the rhythm of punched window openings; the diamond-shaped panels at the frieze level; the raised loading docks along the north and south elevations; and the large "Baker & Hamilton" roof sign.

4. **Integrity**

The subject property has retained or lacks integrity from the period of significance noted above, as follows:

The building has had some minor exterior changes related to its changes in use over the years. At some point the original revolving doors at the principal 7th Street entry were removed and replaced with swinging glass doors. In the 1990s the building was converted to business service and office use, and at that time the building was upgraded with new windows, entries, entry canopies, and ADA ramps.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☐No X Unable to determine
- **Persons**: or X Yes ☐No ☐ Unable to determine
- **Architecture:** or X Yes ☐No ☐ Unable to determine
- **Information Potential:** ☐Yes ☐No X Unable to determine

The property at 601 Townsend is designated as local Landmark No. 193, has been determined eligible for the National Register, is listed in the California Register, is listed in the "Here Today" survey (page 295), is designated as an "A" in the Heritage survey, and was included in the Planning Department's Architectural Survey of 1976. Because the building qualifies as an historic resource for the purposes of CEQA for its association with the designers, the renowned architecture firm of Sutton and Weeks, and its architectural design as a prime example of the 19th-century to early 20th-century neoclassical industrial/commercial style. Because of these established criteria of significance, it is not necessary to prove or disprove eligibility for association with events or its potential to yield information important to history or prehistory.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The proposed alterations to the landmark building are limited in scope and would not adversely impact the character-defining features of the landmark. The main entry at Townsend Street is non-historic, therefore its replacement will not affect original historic fabric. The proposed new entry is compatible with the building and will be adequately differentiated from the original features of the building. The new steel gates at the west side of the building are non-intrusive and compatible with the building. The new ADA entry at the west elevation, which is not viewed from the public right-of-way, will not adversely impact the character of the building. The loading dock at the south, King Street elevation will be rehabilitated into a sitting/eating veranda for Macromedia's employees. These alterations will include the addition of a concrete planter along the loading dock wall, the insertion of clear polycarbonate panels at portions of the historic canopy to allow for filtered natural light, and the addition of new steel fencing and gates. The majority of the original corrugated metal canopy will be cleaned and repaired as needed.

In addition, this proposal involves the repair and stabilization of the historic "Baker & Hamilton" sign, and the repointing of the historic brick, where necessary.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes X No ☐ Unable to determine

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September 15, 2004

DISTRIBUTION LIST

Subject: 807 Francisco Street, Case No. 2002.0444E
Revised Certificate of Determination of Exemption/Exclusion from Environmental Review

To Whom It May Concern:

Enclosed is a revised Certificate of Determination of Exemption/Exclusion from Environmental Review for the proposed project at 807 Francisco Street. The certificate was amended to clarify and add detail to the project description. The enclosed certificate supercedes the certificate issued on September 9, 2004. Also enclosed is a memorandum from the Planning Department's Preservation Technical Specialist finding the proposed project complies with the Secretary of the Interior Standards for Rehabilitation.

Please call me at 558-5993 if you have any questions or comments about this matter. Thank you for your time and attention to this matter.

Sincerely,

Lisa Gibson

Lisa Gibson
Senior Planner

enclosure

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case No. 2002.0444E, Exterior Alterations to Single-Family Dwelling
Location: 807 Francisco Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 807 Francisco Street between Leavenworth and Hyde Streets, on Assessor's Block 48, Lot 14A, in the Russian Hill neighborhood. The proposed project consists of exterior alterations to the existing single-family dwelling located on the project site. The alterations include: replacement of wood shingles with stucco on all building facades; installation of wood cornices on the north and west facades; replacement of a chimney cap; replacement of the existing front entry stairway with a stairway with wood columns, wood balustrades, and wood and bronze railings; installation of an iron gate and extension of the wall at the front entrance sidewalk level; installation of wood casing and sashes on an existing window on the west facade; installation of a copper roof on the rear green

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mitch Menaged, property owner Telephone: (415) 885-5992

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(a) and 15331]; Class Numbers: 1 and 31.

REMARKS: This Certificate of Determination supercedes the certificate issued on September 9, 2004 for the proposed project. The certificate was revised to clarify and add detail to the project description.

(Continued on second page.)

Contact Person: Lisa Gibson Telephone: (415) 558-5993

Date of Determination:
Sept. 15, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Joan A. Kugler for
PAUL E. MALTZER
Environmental Review Officer

cc:
- Sponsor
- Craig Nikitas, Northeast Quadrant Team Lead
- Mark Luellen, Preservation Technical Specialist
- Historic Resources Mailing List
- Sue Hestor
- O. Chavez/Bulletin Board
- L. Fernandez/M.D.F.
- Exemption/Exclusion File

Description of Nature and Purpose of Project, cont'd:

house; replacement of the rear stairway; and elimination of a fixed window panel adjacent to the rear ground-level doorway. The existing building envelope would not change.[1] The project site is within an RH-1 (Residential, House, One-Family) Use District and a 40-X Height and Bulk District.

Remarks, cont'd:

The existing building at the project site is identified in the appendix of *Here Today* (page 267) as a late 1880s building described as follows: "Possibly this now–three-story shingle house was once only one-story. Joseph Esherick did the extensive remodeling of the house including the addition of a 'sky room' and the raising of the ceilings." *Here Today* is a Board of Supervisor-adopted citywide survey of historically and architecturally significant structures. For purposes of the California Environmental Quality Act (CEQA) and the determination of historic resources, *Here Today* qualifies as an adopted local register. Therefore, the existing rear building at 807 Francisco Street is considered an historic structure.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include minor exterior alterations to an existing building. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Planning Department staff reviewed the proposed project and determined that the proposed alterations of the structure are consistent with the Secretary of the Interior's Standards for Rehabilitation and would not result in a significant impact on the historical resource.[2]

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] The project description is represented in architectural drawings dated July 6, 2004 and prepared by Walker & Moody Architects.

[2] San Francisco Planning Department memorandum from Mark Luellen to Lisa Gibson, August 23, 2004, available for review by appointment as part of Case File No. 2002.0444E. Among other materials also available for review by appointment is a September 15, 2003 *Historic Resource Evaluation Report* for the 807 Francisco Street residence, prepared by Patrick McGrew.

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MEMORANDUM

RECEIVED
AUG 24 2004
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TO: Lisa Gibson, MEA

FROM: Mark Luellen, Preservation Technical Specialist ML

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning & Preservation Coordinator

CC: O. Chavez/Historic Resource Impact Review File.
A. Green MEA Review File

DATE: August 23, 2004

RE: **807 Francisco Street**, Block 0048 Lot 014A, Case Number 2002.0444E
Response to Revised Drawings dated July 6, 2004

The design changes to 807 Francisco Street reflected in the revised drawings dated July 6, retain the following character defining features:

- The building's simple **shape** is an important aspect of its overall visual character.

  The previously proposed "pergola" on top of the first floor has been deleted from the façade modifications.

- The simple window and door **openings** and the simple wooden **surrounds** dominate the visual character of the building, the symmetrical window **pattern** dominates the east elevation.

  The proposed window changes do not change their historic appearance. The new scheme presents the use of appropriate designs, and materials, which do not noticeably change the sash, and depth of reveal; or the appearance of the frame.

- The building's flat **roof** and Classical projecting **cornice** are distinctive character-defining features.

  The proposed new cornices are distinctive from the historic cornice on the north elevation. The north elevation's projecting cornice will be preserved in situ.

- The **porch** on top of the basement level with the carved **balustrade** separated by square wood posts with pineapple caps is character defining.

The existing balustrades on the first floor balcony would be retained and the ones at the main entry on the north elevation would match exactly the existing in profile and be constructed of wood.

The proposed alterations comply with the following Secretary of the Interior Standards for Rehabilitation:

1. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title:	2003.1197E
Location:	2334 Pine Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project includes a vertical and horizontal addition to a single-family residence. Specifically, the proposed project involves the demolition of the ground floor of the building except for the lateral walls, installation of a garage and commercial space on the ground floor level, a addition of one additional story plus a half attic story, and extension of the house to the rear by approximately 38-feet. The modified 5,288–square-foot structure would be approximately 39 feet in height. The proposed project will provide 2 new off-street parking spaces. The existing building is a 1,626-square foot, one-story-over-basement single-family house with no off-street parking spaces. The 3,151-sf project site (Assessor's Block 0654, Lot 008) is located on the north side of Pine Street between Fillmore and Steiner Streets. The site is zoned Upper Fillmore Street Commercial Neighborhood District and is within a 40-X height and bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
John Lau, (415) 831-7180

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(a), 15301(e)(2), and 15331]

REMARKS: See Reverse Side

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

Sept 20, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc:
John Lau, Project Sponsor
Geoffrey Nelson, Planner
Sue Hestor, Attorney at Law
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Hist. Dist. List

REMARKS (continued from previous page):

The existing building on the project site is a one-story-over-basement single-family house. The building was most likely constructed prior to 1900. The house features a "Queen Anne" style massing and detailing. The building was included in the 1976 Architectural Survey, but does not appear to be in any other historical inventory. The building is not within an adopted Historic District. The surrounding neighborhood is characterized as having typical multi-family residential structures, including flat-front Italianate, Edwardian, and structures that include Arts and Crafts characteristics. The subject building has more ornament than most surrounding buildings.

The original project plans involved substantial alterations of the building's front façade. The finishing and the detailing at the first level would have been retained, but the complex combined-false-hipped-and-gabled roof would have been removed to make way for the additional story. These plans have been revised. The revised plans show that the front façade would not be altered. The revised plans would include a 15-foot setback for the proposed attic addition. The addition would be setback 45.5 feet from the front property line. The rear deck behind the attic would be reduced from 14.5 feet to 5.5 feet and the attic will be extended to the rear by 9 feet. The originally proposed alterations would not have been consistent with the Secretary of Interior's Standards and therefore would have had a significant adverse impact on a potential historic resource.[1] The revised plans would meet the Secretary of Interior's Standards, and as a result, the proposed project would not result in a significant impact on an historical resource under CEQA.[2] Therefore, the proposed alterations would be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

The proposed project would alter the existing building by demolishing the ground floor except for the lateral walls, installing a garage and commercial space, and extending the building vertically and horizontally. Section 15301 (a), or Class 1 (a), provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, pluming, and electrical conveyances. Therefore the proposed project would be exempt under Class 1 (a).

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(2), or Class l (e) 2, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The proposed project would result in an addition of 3662 sq ft. and is within a developed urban area, and therefore be exempt under Class 1 (e) (2).

California Environmental Quality Act (CEQA) State Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The revised plans meet the Secretary of the Interior's Standards and therefore be exempt under Class 31.

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[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. January 15, 2004.

[2] Email from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. July 08, 2004.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. With the proposed modifications, the proposed project does not result in a significant impact on historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For all the above reasons, the proposed project is appropriately exempt form environmental review.

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JAN 16 2004
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MEMORANDUM

TO: **Nannie R. Turrell, Major Environmental Analysis**

CC: O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Mat Snyder, SE Quadrant Planner / Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **January 15, 2004**

RE: **2334 Pine Street**
Block 0654, Lot 008
Case No. 2003.1197E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The project is to add a vertical and horizontal addition. Specifically, the proposal calls for demolishing the ground floor except for the lateral walls, installing a garage and commercial space, adding one additional story plus a half attic story, and extending the house to the rear by approximately 38-feet. A garage structure and storefront would be added at the ground level in the front by a depth of about 13.5-feet.

The front façade would be substantially altered. While the finishing and the detailing at the first level would be retained, the complex combined-false-hipped-and-gabled roof would be removed to make way for the additional story. The new story above the existing story would be finished and detailed in a similar manner as the existing story. The new façade would feature lattice-work arches around the new garage and storefront entries at the ground floor, and on the new upper level above the new entry. The existing first story bay would be extended to the second level and a second story balcony would be created immediately over where the existing entry porch is. The existing entry porch would be immediately adjacent to a roof deck that *is over the garage. A new ornamental wood railing would extend around the garage roof deck and along the second story porch.*

2. **Property Description**

The subject property is a one-story-over-basement single-family house. The Department's Parcel Information Database indicates that is was constructed in 1900, which generally indicates that the structure was constructed prior to 1900 as all of the City's building permits were destroyed in the 1906 earthquake.

The house features typical "Queen Anne" style massing and detailing. The existing building features a one story bay on its left-hand side that under a projecting hipped roof form. On the right-hand side of the column is a slightly projecting roofed porch that features a gabled projection, which is decorated with a sunburst. The porch also features an ornamental lattice-work arch. The hipped roof features a facia that is articulated by rectangular horizontal panels.

The façade is capped by a gabled roof pediment that projects out from a roof that slopes upward towards the rear. The sloping roof and gable form is an elaborate parapet, in indicated in the City's aerial photographs, which is not typical of gable-roofed Queen Anne houses.

The house appears to have had some alterations. The basement (ground story) level fenestration and entries don't relate to the building's articulation above. The stairs, railing, and front concrete curb do not appear to be original. The railing on the first floor entry porch is aligned with vertical board siding, and not pickets. Many of the windows are aluminum. The large gable roof from features vertical stripes-within-an-arch ornamentation that feels crude for Victorian detailing; the photograph in the 1976 Architectural Survey shows that the ornamentation had originally been in a sunburst.

3. **Historic Rating/Survey**

The subject building was included in the 1976 Architectural Survey. There is no indication that it had been included in any other survey.

4. **Historic District/Neighborhood Context**

The subject building is not within a Historic District. According to the submitted photographs, the surrounding neighborhood is characterized as having typical multi-family residential structures, including flat-front Italianate structure, Edwardian structures, and structures that include Arts and Crafts characteristics. The subject building has more ornament than most surrounding buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
Department's Parcel Information Database shows that the building was constructed in 1900. When land records in San Francisco show a 1900 construction date, it often means the building was constructed prior to 1900; 1900 is used as a default year for buildings built prior to 1900 as the City's Building permit records were destroyed in the 1906 earthquake. The Parcel Information Database show only two building permit applications. One is for the replacement of existing windows for aluminum windows, the other is for the current proposal.

2. **Period of Significance**
The period of significance would be the date of the building's construction and/or façade remodel, if it's determined that the building is significant at all.

3. **Character-Defining Features**
The character defining features would include the Queen Anne ornament, including the lattice work arch, sunburst gable, columns around the porch, as well as the complex hipped and gabled roof.

4. **Integrity** The seven aspects of integrity are: location, design materials workmanship setting, feeling and association
The structure appears to have retained enough of its character defining features to have retained it integrity. However, there are portions of the building that have been inappropriately altered. These include: the stairs with its cement curb and metal railing, the ground floor's half concrete fence, the wood siding around the porch, the ornamentation in the large gable, and the aluminum windows. The ornamental arch between the bay and the porch and the posts and vertical support under the porch also appear to have been added after the façade's initial construction, but in a more sympathetic fashion.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

More information is needed. It is unclear what the construction date is and if there had been any major façade alterations that came after the initial construction. If the façade is original to its pre-1900 construction, or if it was remodeled shortly after its initial construction date, preservation staff believes the property would be significant under "architecture – as an embodiment of distinctive characteristics of a type, period, region, or method of construction". There are some aspects of the façade that suggest that it may have been extensively *remodeled after its initial construction. The complex roof form is not a true roof but the front of a parapet, which is atypical of Queen Anne style houses. The projecting hipped roof the bay and porch appear as if could have been constructed in a single renovation effort. Was the façade renovated from a simpler flat front style into the Queen Anne style when that style came into vogue? This in of itself could be an aspect of the building's history that could render it significant under the California Register Criteria.*

Other aspects of the front façade suggest that it was altered at different periods, to different degrees of success. Portions of the front detailing show inconsistencies. The half arch on the left hand side of the bay does not match the full arch on the right hand side of the bay. The columns at the front of the by on either side of the window appear to be less detailed and project further out from the window pane than what one would expect of a Queen Anne house. The front porch, its railing, and supporting structure look crude for a residential structure of this vintage. It is important to staff to get a clearer history of when the building was constructed and what the alternation history of the structure is.

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

If the house is determined to be a resource under CEQA, the proposed alteration would not be consistent with the Secretary of Interior's standards and therefore would cause an significant effect to the environment. By increasing the height by one story, the character-defining roof would be removed (Standard Nos. 2, 4, 5). By constructing a garage and storefront for the full width of the lot and a height that would be even with the floor of the existing house, the integrity of how the house is viewed from the street would be significantly degraded; one would lose the sense the house's sitting above the ground or above a plinth (Standard No. 2). By copying the existing building's ornament and applying them to other portions, the project would create a false sense of historic development and would be making it difficult to distinguish the new construction from the original fabric (Standard Nos. 3 and 9). Finally, the size of the alteration, both at the ground floor and at the new second and attic levels, would overwhelm the existing house and its small-scale characteristic (Standard No. 2. and 9.).

3. If material impairments are noted, what character-defining features of the building or district could be retained or

respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.
The exiting roof-form in front of the parapet would have to be retained. Any additional height would have to be setback such that its visibility would be minimal. One should read the structure as a one-story over basement structure at the front of the property. The ground floor garage storefront addition would have to be scaled back. Its height should be shorter to allow the existing first story to sit above the roof level of the garage. The ground story addition should also be narrowed. The use of Victorian ornament on new portions of the building should be scaled back. New detailing should be compatible with the existing detailing but should not copy it literally. Ideally new ornament should help in relating the proportions of the new addition to the existing house but should not "call attention" to itself.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
Not Applicable.

Mathew Snyder

07/08/2004 09:58 AM

To: Nannie Turrell/CTYPLN/SFGOV@SFGOV, Geoffrey Nelson/CTYPLN/SFGOV@SFGOV

cc:

Subject: 2334 Pine Street

Nannie --

I have received a faxed letter from John Lau regarding the revised changed for a proposed addition to the above property. The revision includes setting back the proposed attic / gabled roof an additional 15-feet or a total of 45-feet from the front property-line.

I believe this revision meets the Secretary of Interior's Standards. I have no comments on his request to extend the attic to the rear.

Let me know if you have any questions.

Mat

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case No. 04.850E – Single and Dual Screen Movie Theater Demolition Moratorium Ordinance
Location: San Francisco, Citywide Application
City and County: San Francisco

Description of Nature and Purpose of Project: Urgency Ordinance creating, an interim zoning moratorium on demolition of single and dual-screen movie theaters for a period of 45 days, and making required findings, including findings of consistency with priority policies of Planning Code Section 101.1. This is a substitute legislation for a previous ordinance imposing a 45 day moratorium on demolition of single-screen move theaters. Board of Supervisors File No. 041137.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Board of Supervisors; Introduced by Supervisor McGoldrick

EXEMPT STATUS: (Check One)

X General Rule Exclusion (State Guidelines, Section 15061(b)(3)).

REMARKS: The proposed Ordinance would prohibit the issuance of a demolition permit for a single and dual-screen movie theater in San Francisco. Said prohibition would be in effect as an interim zoning moratorium, for a period of 45 days. If adopted, the effect of the ordinance would be to preserve the status quo and existing setting, with respect to single and dual-screen movie theaters. State CEQA Guidelines Section 15061(b)(3) provides that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As the proposed ordinance would have the effect of preserving the status quo, preventing demolition of some existing movie theaters without generating new development, for a limited time frame, it can be seen with certainty that the proposed project would not have a significant effect on the environment.

Contact Person: Paul Maltzer 558-5977

Date of Determination:
Sept. 20, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Sup. McGoldrick/Clerk of Board
O. Chavez/Bulletin Board
M.D.F.
Historic Distribution List
Distribution List
Exemption/Exclusion File
JP Samaha
P Lord

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title:	2004.0364E
Location:	451 Faxon Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing one-story, single family house and construction of a new three-story, single-family house. The existing building on the project contains no off-street parking and the proposed building would include two off-street parking spaces. The existing building was constructed in about 1908. The project site (Assessor's Block 6939, Lot 009) is approximately 2,800 square feet in size and located about mid-block on the western side of Faxon Avenue between De Montford Avenue and Holloway Avenue. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Tam Woot, (415) 656-3528

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303 (b)]

REMARKS: See Reverse Side

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

Sept 21, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Daniel Sirois, Planning Department
Tam Woot; Project Sponsor
Sue Hestor, Attorney at Law
Historical distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Paul E. Maltzer
Environmental Review Officer

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA[1]. The dwelling is a one-story wood-frame single-family building with a composition-shingle, hipped style roof. The building was constructed in 1908 according to the Department's Parcel Information Database. The primary entry porch extends across the full width of the primary façade. The windows are primarily wood, one-over-one double-hung with lamb's tongue detailing. The window and door surrounds consist of undecorated flat trim. It appears through Sanborn Maps that an addition was constructed at the rear; however, there is no permit history other termite repair on the front porch for the existing building. The project site is not located in any known historic district. The majority of the buildings on the subject block face were constructed after the 1920's with the exception of a few. The block is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. The building can be classified as a vernacular and simple style Victorian cottage, located in the Ocean View neighborhood. The majority of the buildings on the block are of Marina and Contemporary style architecture. The building is not on any Historical Surveys. The existing building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under event, persons, and architecture criterion for listing on the California Register of Historical Resources. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1 (1), provides for an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family residential building and therefore would be exempt under Class1 (l)(1).

The proposed project would also involve the construction of a 4,039-sf, three-story single-family house. Section 15303(b), or Class 3(b), provides for an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to the structure designed for not more than six dwelling units. Therefore, the proposed construction of a single-family dwelling is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt form environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. August 4, 2004.

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MEMORANDUM

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TO: **Nannie Turrell, Major Environmental Analysis**

CC: **Daniel Sirois, Case Planner**
O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist** tbt

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **August 4, 2004**

RE: **451 Faxon Avenue**
Block 6939, Lot 009
Case No. 2004.0364E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing one-story dwelling structure and construct a new three-story, three-family dwelling on the subject property.

2. Property Description

The subject property is a wood-frame single-family building with an above ground basement under a composition-shingle, hipped style roof. The Department's Parcel Information Database provides a construction date of 1908 for the subject property. The building is rectangular in plan and sits on a poured concrete foundation. The site is down sloping from front to rear. The main habitable level (first floor) is 845 square feet in size and includes a living room, a dinning room, a kitchen, a bedroom, and a bathroom. The dwelling is approximately 18 feet in height, measured to the roof ridge.

Based upon a report prepared by Carey and Co. dated Revised July 30, 2004, the subject dwelling is not shown on the 1900 and 1905 Sanborn Maps. However, the water tap records do show service connection in 1910 and the dwelling does appear on the 1915 Sanborn Map.

The dwelling is clad in horizontal cove wood siding. The primary entry porch extends across the full width of the primary façade. At the rear façade an elevated wood porch provides access to the backyard from a rear panel door. Windows are primarily wood, one-over-one double-hung with lamb's tongue detailing. The window and door surrounds consist of undecorated flat trim.

It appears an addition was constructed at the rear at an unknown date, since the 1951 Sanborn Map shows a larger and different footprint. Other than for termite repair of the entry porch, there is no other permit information on this building.

3. Historic Rating/Survey

The building does not appear on any architectural or historical survey. It is an unrated building.

4. Historic District/Neighborhood Context

The building is not located in any known historic district. The subject property is located in the Oceanview neighborhood. The majority of the buildings on the subject block face were constructed after the 1920s with the exception of a few. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. While the subject building can be generically classified as a vernacular and simple style Victorian cottage, the majority of the buildings on the block are of Marina and Contemporary style of architecture. Based upon the Carey and Co. report (see Historical Resource Evaluation – Supplemental Information), there is no apparent significant concentration or linkage among the buildings in the immediate vicinity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to the information submitted by Carey and Co., the identity of the architect, original owner and occupant is unknown. The earliest listing of A. L. Ridley as the owner is in 1919. Occupants in the 1950s include Robert Sherrer, Bernard Callahan, Leo MacNeil, and Franklin Blust. Occupants in the 1960s include Richard Shoemaker, Robert Johnson Fredrick Hernandez, and Stanley Bergman. From 1972 through 1982, the directories list "No Return" or Vacant." Permit documentation cites owner Stanley Bergman in 1987 and 1992.

No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the Department.

2. Period of Significance

The subject property is believed to not be an historic resource so there is no period of significance.

3. Character-Defining Features

The subject property is believed to not be an historic resource so there are no characters defining features.

4. Integrity

Location,	☐ Retains	☐ Lacks
Design,	☐ Retains	☐ Lacks
Materials,	☐ Retains	☐ Lacks
Workmanship,	☐ Retains	☐ Lacks
Setting,	☐ Retains	☐ Lacks
Feeling,	☐ Retains	☐ Lacks
Association.	☐ Retains	☐ Lacks

The subject property is believed to not be an historic resource, so there are no integrity issues.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

a. **Event:** or ☐Yes ☒No ☐Unable to determine

b. **Persons**: or ☐Yes ☒No ☐Unable to determine

c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and only uncovered some of the names of the building's owners, occupants, and permit history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. Based upon the information provided, no other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

   ☐Yes ☐No ☒Unable to determine

G:\TBT\historic\451 Faxon Avenue.doc

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0131E
Location: 3865 Clay Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the renovation of and horizontal addition to an existing three-story single-family home. The project site at 3865 Clay Street (Block 1013, Lot 052) is approximately 4,398 square feet (sq.ft.) in size and is located on the south side of Clay Street on a block bounded by Clay, Maple, Sacramento and Cherry Streets. The addition includes: the infill of approximately 60 square feet at the ground level of the southeast corner of the basement area, enclosing 340 sq. ft. of the area under an existing deck, adding 299 square feet on the first and second levels on the southwest corner, and raising the existing grade by a maximum of five feet to create more accessible open space at the rear. The existing building totals 6,820 sq.ft. and the proposed project would total 7,459 sq.ft. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Alice Suet Yee Barkley, Luce Forward Attorneys at Law, phone: (415) 356-4635

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15331]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
October 4, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Alice Barkley, Project Sponsor
Glenn Cabreros, Planning Department
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historical Distribution List

REMARKS (continued from previous page):

CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations. Revisions include the infill of approximately 60 square feet at the ground level of the southeast corner of the basement area, enclosing 340 sq. ft. of the area under an existing deck, adding 299 square feet on the first and second levels on the southwest corner, and raising the existing grade by a maximum of five feet to create more accessible open space at the rear. The project would not alter the façade of the building. Therefore, the proposed project is exempt from environmental review under Class 1(a).

CEQA Guidelines Section 15301(e)(1), or Class 1(e)(1), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. An addition of 10,000 sq. ft. or less is allowed if all public services and utilities are provided and the site is not environmentally sensitive. The existing building totals 6,820 sq.ft. and the proposed project would total 7,459 sq.ft, a net new square footage of 639 sq.ft. As described above, the proposed addition would not exceed 2,500 square feet or 50% of the existing square footage. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(1).

CEQA Guidelines Section 15331 or Class 31 provides for an exemption of environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site might potentially be an historic resource as defined by the CEQA.[1] The property was included in the 1976 Architectural Survey. It has not received any other historic rating according to the Planning Department's Parcel Information Database. However, given the subject building's integrity, as well as its location in the Presidio Heights area (which would also likely yield a number of historically significant districts eligible for listing on the California Register), 3865 Clay Street might be considered eligible for listing as part of a district to the California Register if a historical resource survey were done of the neighborhood. The property would possibly be a historical resource under the California Register Criterion 3 of Architecture, as it embodies the distinctive characteristics of a type, period, region, and method of construction, possesses high artistic values, and it retains its integrity. The house was constructed in 1913 in a Neo Classical style. The front of the house is setback from the front property-line by approximately 18 feet. The front setback area is improved with a three-car garage with an entry pediment (constructed in 1986). The front of the house features a formal composition including three columns, windows with a dormer extending from a hipped roof at the fourth level, column pilasters at the corners, and a heavy cornice with a series of double brackets. The main entry is on the second level above the garage deck; it is on the left-hand side of the house recessed from the most forward front wall plane. The subject block is characterized by large single-family homes with some multi-family dwellings as well. A large majority of the buildings were built prior to the 1906 Earthquake, according to the Department's Informational Database. The styles of the houses range widely from Edwardian to Craftsman to streamline moderne. While the property is most likely a resource based solely on its age and integrity, the proposed addition is relatively small in scope and is at the rear where it would not be visible from the public street. The rear of the building does not appear to be an exceptional architectural feature of the building and appears to have had its integrity compromised when it was shingled. The proposed addition meets the Secretary of

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[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. August 24, 2004.

Interior's Standards and therefore would not have a significant effect on the environment.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on the environment. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **August 24, 2004**

RE: **3865 Clay Street**
Block 1013 / Lot 052
Case No. 2004.0131E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposed project is the renovation of and addition to an existing single-family house. The addition includes: (1) the infill of approximately 60 square feet at the ground level of the southeast corner of the basement area; (2) enclosing 340 sf of the area under an existing deck; (3) adding 299 square feet on the first and second levels on the southwest corner; (4) raising the existing grade by a maximum of five-feet to create more accessible open space at the rear.

2. Property Description

The project site is located on the south side of Clay Street between Maple and Cherry Streets and is improved with an existing three-story over basement single family house. The house was constructed in 1913 according to the Department's Parcel Information Database in a Neo Classical style. The front of the house is setback from the front property-line by approximately 18-feet. The front setback area is improved with a three-car garage with an entry pediment (constructed in 1986). The front of the house features a formal composition including three columns windows with a dormer extending from a hipped roof at the fourth level, column pilasters at the corners, and a heavy cornice with a series of double brackets. The main entry is on the second level above the garage deck; it is on the left-hand side of the house recessed from the most forward front wall plane.

The property is an unusually deep lot at 155-feet. The house is 87-feet deep with a 15-foot deck extending from the rear at the second level. The composition of the rear of the house is less formal and more craftsman in style; it features a bay on the right hand side. Stairs run along the width of the deck from the second level to level of the rear yard (which is approximately five-feet below grade). The rear of the house *is sheathed in wood shingles, which according to the permit history, were installed under a 1985 permit.*

3. **Historic Rating/Survey**
The property was included in the 1976 Architectural Survey.

4. **Historic District/Neighborhood Context**
The subject block is characterized by large single-family homes with some multi-family dwellings as well. A large majority of the buildings were built prior to the 1906 Earthquake, according to the Department's Informational Database. The styles of the houses range widely from Edwardian to Craftsman to streamline moderne. The parcel is not within any known Historic District. However, given the age of many of the block's houses and their integrity (as gleaned from the submitted photographs). The house could be a contributor to a potential district, if every such a District were considered.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
City Assessor's records indicate that the building was constructed in 1913. Permit records show that a garage addition was completed in 1986, windows along the side were replaced in 1984 and the rear of the building was shingled, also in 1984. Other interior work including refurbishing the kitchen and adding a chimney.

2. **Period of Significance**
The period of significance would be the date of construction (1913)..

3. **Character-Defining Features**
The character defining features are the front façade (minus the parking garage) including it simple rectangular massing and composition, the strong cornice line, entry pediment, false columns at the corners, hipped roof and gable, and all other trim. Because of the simpler composition and because the rear was sheathed in shingles in the 1980s, staff does not believe that the rear façade is as an important feature of the building.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	*x*	Retains	☐	Lacks
design,	*x*	Retains	☐	Lacks
materials,	*x*	Retains	☐	Lacks
workmanship,	*x*	Retains	☐	Lacks
setting,	*x*	Retains	☐	Lacks
feeling,	*x*	Retains	☐	Lacks
association.	*x*	Retains	☐	Lacks

The building has retained its integrity. The only appeared compromise to the integrity is the addition of the three-car garage within the front setback, and the added shingles to the rear of the building.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☐ No **X** Unable to determine
- **Persons:** or ☐Yes ☐ No **X** Unable to determine
- **Architecture:** or **X** Yes ☐ No ☐Unable to determine
- **Information Potential:** ☐Yes ☐ No **X** Unable to determine

Staff has not requested further information on whether this building is a Historic Resource under CEQA. While staff believes that the property is most likely a Resource base solely on its age and integrity, the proposed addition is relatively small in scope and is at the rear where it would not be visible from the public street. The rear of the building does not appear to be an exceptional architectural feature of the building and appears to have had its integrity compromised when it was shingled. The rear of the house is also partially obstructed by a deck and stairs.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

As noted above, because the addition is relatively small in scope and is at the rear of the building, a façade that has less importance than the front façade and appears to have compromised integrity, staff does not believe that it would negatively effect the resource. Staff believes that the addition meets the Secretary of Interior's Standards and therefore would not have a significant effect on the environment.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
X Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
☐Yes **X** No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No: 2004.0205E
Location: 1218-1226 Leavenworth St.
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is to add an additional fourth-story with two dwelling units to an existing three-story, five-unit, multi-family residential building. A basement garage with four parking spaces would be created, the first floor would be expanded by about 250 square feet (sq.ft.), the existing stucco cladding would be removed and the building would be re-clad with shingles and horizontal wood siding. In addition, new bays and other windows would be added. The additional story would be set back 10 feet from the existing building frontage on Leavenworth and would add approximately 2,240 sq.ft. to the building for a total square footage of about 10,215 sq.ft. The 3,663 sq.ft. project lot is located on the east side of Leavenworth Street just south of mid-block on the block bounded by Leavenworth, Clay, Sacramento and Jones Streets in Assessor's Block 220, Lot 23A.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Anthony A. Pantaleoni, (415) 495-4051, representing Holm & Holm LLC.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(1)]

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REMARKS: (See second page.)

Contact Person: Joan A. Kugler, AICP Telephone: 558-5983

Date of Determination:

October 10, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rich Cooper, for

PAUL E. MALTZER
Environmental Review Officer

cc: Anthony A. Pantaleoni
Jim Miller/Neighborhood Planning
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

Remarks, continued:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the existing building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site that was constructed in 1908 is a three-level stucco-clad apartment building with five dwelling units and a partial basement with no off-street parking. The building appears to have been modified a number of times over the years and it is unclear what the original style of the building was. The building has no historic ratings, nor is it located within an historic district. There are a number of finer old buildings within the immediate vicinity of the project, however due to the modifications, the project structure has very few prominent architectural features and has lost its integrity in the areas of design, materials, workmanship, feeling and association. Therefore, the property does not appear to be an historical resource.[2]

Because the existing building is not considered an historical resource under CEQA, the proposed addition and renovations would not result in a significant effect on an historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

The California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sq.ft. if the project is in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would result in the addition of about 4,479 sq.ft to the existing building which is in an urbanized area that is not environmentally sensitive and has all public services and facilities available. Therefore, the project would be exempt under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis, September 13, 2004, copy attached.

[2] Ibid

PLANNING DEPARTMENT
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MEMORANDUM

TO: Nannie R. Turrell, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
O. Chavez/Historic Resource Impact Review File

FROM: Adam Light, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: September 13, 2004

RE: **1218-1226 Leavenworth Street**
Block 220, Lot 23A
Case No. 2004.0205E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to add an additional story and two additional units to an existing five-unit stucco-clad residential building. The exterior of the building would be re-clad in shingles and horizontal siding, window styles would be changed from the existing which appears to be a mixture of non-original aluminum frame windows to double-hung aluminum-clad wood windows. Some new bays and fenestration patterns would be created. The proposed one-story addition would be set back approximately ten feet from the existing front window wall. The existing entrance stair and main side entrance doorway would be reconfigured.

2. Property Description

The existing property is a two-story-over-basement, stucco-clad, five-unit residential building with no off-street parking, and was constructed in 1908. The building appears to have been modified a number of times over the years. It is unclear what the original style of the subject building was. It may have been a wood-clad building like many of its finer neighbors in the Arts and Crafts style, or it could have been designed in a classical revival style. It's not possible to say, based on the information the Department has in its database or from examining the photos provided. Many buildings in San Francisco were re-clad in cement plaster, or stucco, during the 1920s, 30s and 40s, and this may be the case with the subject property, although it is possible that the building was originally constructed in its current hybrid Mediterranean style. The window sashes of this building have clearly been replaced, most likely in the 1960s or 70s with aluminum frame window sash. The size and location of the window openings were likely altered as well, particularly the windows on the front façade which appear far too horizontal in composition to be original. The roof parapet is very simple in design, and may have been stripped down from its original appearance.

3. **Historic Rating/Survey**
This building has no historic ratings, and is not located within a historic district.

4. **Historic District/Neighborhood Context**
There are a number of finer old buildings within the immediate vicinty of the project site. Due to alterations over the years, the subject building does not reflect the finer architectural composition and detailing of its finer neighbors.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   The Planning Department data base contains no historic information on the subject property other than the construction date of 1908.

2. **Period of Significance**
   1908

3. **Character-Defining Features**
   The prominent architectural features of this building are few, due to the amount of alterations that have occurred to the subject building over the years. The bay windows, the side entry stair, and the main arched side entry, and the scale of the building, which is similar to neighboring buildings, are the primary character-defining features.

4. **Integrity**
   The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

The building has not been moved, therefore it retains its integrity in terms of its location. Also, the setting in terms of the neighborhood appears to retain some integrity as well. In all other areas, the integrity of this building appears to have been lost due to a number of alterations over the years.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   - **Event:** or ☐Yes ☒No ☐Unable to determine
   - **Persons:** or ☐Yes ☐No ☒Unable to determine

- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☒No ☐Unable to determine

The Planning Department's database gives no historical information on the house other than the date of the construction. It is not known whether a person of historical note was assoicated with this house, such as an important architect or an inhabitant.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
☐Yes ☒No ☐Unable to determine

G:\Documents\Landmarks\MEA Document Reviews\1218 Leavenworth Street.doc

PLANNING DEPARTMENT

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(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNIN FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2003.1061E
Location:	133 St. Mary's Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site at 133 St. Mary's Avenue (Block 6722, Lot 031) is approximately 2,500 square feet (sq.ft.) in size and is located mid-block on the south side of St. Mary's Avenue, on a block bounded by St. Mary's, Marsily, Bosworth, and Cuvier Avenues. The proposed project would involve demolition of an existing fire-damaged one-story single-family building and the construction of a new three-story two unit building. The new project would include two new residential units in three levels over a ground floor garage accommodating two independently accessible off-street parking spaces. The new building would be approximately 4,102 gross sq. ft. The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Li-Wen Bu, (415) 822-2288

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
October 13, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

DOCUMENTS DEPT
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cc:
Li-Wen Bu, Project Sponsor
Jonathan Purvis, Planning Department
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

REMARKS (continued from previous page):

The existing building at 133 St. Mary's Avenue is a one-story, one-unit residential building which was damaged by fire. The proposed project would involve demolition of the existing building and construction of a three-story, two-unit residential building totaling approximately 4,102 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project site is located in the Bernal Heights Neighborhood, on the south side of St. Mary's Avenue. The cottage was constructed circa 1896 in the Queen Anne architectural style. While the residence in not exemplary in terms of architecture or design, it does reflect the pattern of development that occurred in this portion of the city during the late 19th century. The small scale and fine-grained detail of the façade is characteristic of this time period. The property does not appear to have any association with significant events or persons. The character-defining features of this building are primarily the decorative features which are representative of the Queen Anne architectural styles. This building type is characterized by angled bay windows, brackets beneath the cornice with inset panels in the frieze, decorative trim around the window openings, and the fish-scale shingling in the gable end. All of these elements are present on the subject property and comprise the character-defining features of this property.

The property lacks integrity from the period of significance noted above since a fire occurred which significantly damaged the interior of the building and structural elements. All the original double-hung windows at the front elevation were damaged in the fire and have been removed and replaced with plywood infill panels. The front porch and entry stairs have also been removed. Overall, the building lacks integrity due to the fire. Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA. Since demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of a single-family residential building and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a three-story, two-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. July 29, 2004.

PLANNING DEPARTMENT

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MEMORANDUM

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TO: **Joy Navarrete**, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: **Winslow Hastie, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: **July 29, 2004**

RE: **133 St. Mary's Avenue**
(Block: 6722; Lot: 031)
Case No. 2003.1061E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the existing fire-damaged, single-family building and replace it with a two-unit residence. The new building will be two stories over garage and will feature stucco siding and a clay tile roof.

2. **Property Description**
   The subject Queen Anne-style cottage features a front-gabled roof and horizontal cove wood siding. The front façade has two principal bays with a central recessed entry; the right bay has an angled bay window and the left bay has paired window openings. All the windows at the front are missing and the openings are boarded up from the fire. Extant decorative features include the trim and paneling around the window openings, the bracketed cornice, fishscale shingles in the gable pediment, and a decorative panel at the crux of the gable with a vegetative motif in relief.

3. **Historic Rating/Survey**
   This building has no historic ratings and has not been included in any surveys, but was constructed prior to the 1906 Earthquake, circa 1896.

4. **Historic District/Neighborhood Context**
   The property is not located within an historic district. The surrounding neighborhood is characterized by predominantly residential buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** These are defined as properties which do not meet the criteria for listing in Category A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. *Event*: places that are associated with events that have made a significant contribution to the broad patterns of our history; or

2. *Persons*: places that are associated with the lives of persons significant in our past; or

3. *Architecture*: places that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

4. *Information Potential*: places that have yielded, or may be likely to yield, information important in prehistory or history.

A building must also have **integrity** to be eligible for the California Register; that is, it must sufficiently retain those physical characteristics that have made it significant.

EVALUATION / ANALYSIS

1. History

The subject cottage was constructed circa 1896 in the Queen Anne architectural style. While the residence is not exemplary in terms of architecture or design, it does reflect the pattern of development that occurred in this portion of the city during the late 19th century. The small scale and fine-grained detail of the façade is characteristic of this time period. The consultant's historical report, based on historic research and title records, states that the property does not have any association with significant events or persons.

2. **Period of Significance**
Circa 1896.

3. **Character-Defining Features**
The character-defining features of this building are primarily the decorative features which are representative of the Queen Anne architectural styles. This building type is characterized by angled bay windows, brackets beneath the cornice with inset panels in the frieze, decorative trim around the window openings, and the fishscale shingling in the gable end. All of these elements are present on the subject property and comprise the character-defining features of this property.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

A fire occurred at the subject property which significantly damaged the interior of the building and structural elements. All the original double-hung windows at the front elevation were damaged in the fire and have been removed and replaced with plywood infill panels. The front porch and entry stairs have also been removed. Overall, the building lacks integrity due to the fire.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes **X** No ☐ Unable to determine
- **Persons**: or ☐Yes **X** No ☐ Unable to determine
- **Architecture:** or ☐Yes **X** No ☐ Unable to determine
- **Information Potential:** ☐Yes ☐No **X** Unable to determine

Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an**

adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

Because the building would not be considered an historical resource under CEQA, the proposed demolition and new construction project would not cause a significant adverse change to any historic resources.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes **X** No ☐ Unable to determine

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(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0323E

Location: 1644 Diamond Street

City and County: San Francisco

Description of Nature and Purpose of Project: The project site at 1644 Diamond Street (Block 7520, Lot 007) is approximately 1,930 square feet (sq.ft.) in size and is located mid-block on the west side of Diamond Street, between Valley and 28th Streets. The proposed project would involve demolition of an existing two-story single-family building and the construction of a new four-story single-family building. The new project would include three levels over a ground floor garage accommodating two independently accessible off-street parking spaces. The new building would be approximately 4,368 gross sq. ft. The project site is zoned RH-1 (Residential, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Lorenzo Boelitz, (415) 550-6830

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:

October 13, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Lorenzo Boelitz, Project Sponsor
Rick Crawford, Planning Department
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

The existing building at 1644 Diamond Street is a three-story, one-unit residential building. The proposed project would involve demolition of the existing building and construction of a four-story, one-unit residential building totaling approximately 4,368 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The building is not located in any designated historic district. The property is located in the Noe Valley Neighborhood, on the west side of Diamond Street, between Valley and 28th Streets. The majority of the buildings on the subject block face are considered eclectic with a mix of different building shapes, sizes, and architectural styles. While the subject house's architectural style can be generically classified as Contemporary, there are also examples of Victorian, Shingle, and Craftsman style of architecture on the block. City records indicate that the existing single-family building was constructed in 1950. The building was originally built and owned by Francis O'Reilly. No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the department.

Overall, the building lacks integrity. Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of a single-family residential building and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story, single-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of one residential dwelling unit is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. July 15, 2004.

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MEMORANDUM

TO: **Joy L. Navarrete, Major Environmental Analysis**

CC: **Rick Crawford, Case Planner**
O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: **July 15, 2004**

RE: **1644 Diamond Street**
Block 7520, Lot 007
Case No. 2004.0323E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to demolish the existing two-story, single-family building and construct a new four-story, single-family building.

2. **Property Description**
The subject property is a wood frame single-family building with a ground floor (currently garage and storage) and a main floor (one-bedroom and one bath) under a tar and gravel built up flat roof. The Department's Parcel Information Database provides a construction date of 1950 for the subject property. The building is approximately 35 feet wide and 35 feet 8 inches deep and 30 feet above the curb at the highest point on the roof. The main habitable level (first floor) is 889 square feet while the one-car garage (ground floor) is 275 square feet in size. The front facade features exterior stucco wall finish and sliding aluminum frame windows. The building appears to have been built speculatively, as the neighboring dwelling is built as its mirror image. Other than for roof replacement and some interior improvements, there is no other permit information on this building.

3. **Historic Rating/Survey**
The building does not appear on any architectural or historical survey. It is an unrated building.

4. **Historic District/Neighborhood Context**
The building is not located in any designated historic district. The subject property is in the Noe Valley Neighborhood, on the west side of Diamond Street, between Valley and 28th Streets. The majority of the buildings on the subject block face were constructed before 1910 or after 1950. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. While the subject house's architectural style can be generically classified as Contemporary, there are also examples of Victorian, Shingle, and Craftsman style of architecture on the block.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource** (The Property was constructed after 1913 but more than 50 years old and is being proposed for demolition).

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
City records indicate that the existing single-family building was built in 1950. Based upon the information provided by David Milner, date April 6, 2004, the building was built and originally owned by Francis O'Reilly. No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the department.

2. **Period of Significance**
The subject property is believed to not be an historic resource so there is no period of significance.

3. **Character-Defining Features**
The subject property is believed to not be an historic resource so there are no characters defining features.

4. **Integrity**

Location,	☐ Retains	☐ Lacks
Design,	☐ Retains	☐ Lacks
Materials,	☐ Retains	☐ Lacks
Workmanship,	☐ Retains	☐ Lacks
Setting,	☐ Retains	☐ Lacks
Feeling,	☐ Retains	☐ Lacks
Association.	☐ Retains	☐ Lacks

The subject property is believed to not be an historic resource so there are no integrity issues.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   a. **Event:** or ☐Yes ☐No ☒Unable to determine

b. **Persons**: or ☐Yes ☐No ☒Unable to determine

c. **Architecture:** or ☐Yes ☒No ☐ Unable to determine

d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and only uncovered the name of the building's architect, subsequent owners, and permit history. (See Supplemental Information form) No other information regarding events, persons, or information potential was uncovered during research. Based on the information presented, the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

N/A

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

☒ *Not applicable,* or Add response

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

☐Yes ☒No ☐Unable to determine

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PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case No. 2004.0754E, Security Improvements
Location: Pier 35, The Embarcadero
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located on the east side of the Embarcadero at the base of North Point and Kearney Streets on Assessor's Block 9900, Lot 035. The project proposal includes the following:

- A new entrance lobby involving the construction of a new storefront insertion within the existing opening (now a roll-up door) facing the Embarcadero; the roll-up door, a character-defining feature, is to be retained and kept in service;
- New glazed canopy over entrance;
- Addition of state-of-the-art camera surveillance system, with cameras described as "fairly small" at the façade in the location of the entrance check-in;
- At the entrance, in lieu of surface-mounted light fixtures, recessed cans will be installed in two locations in the arches; (Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Beaupre, Port of San Francisco (415-274-0539).

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and (e), and 15331]; Class Numbers: 1 & 31.

REMARKS: In response to increased security requirements and an assessment undertaken by an engineering consultant, weaknesses in security at the passenger vessel terminal at Pier 35 were identified and measures to meet federal standards were

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination:
October 13, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc: Sponsor
David Lindsay, Northwest Quadrant
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

Description of Nature and Purpose of Project, cont'd:

- Reconfiguration of bulkhead rooms to accommodate new offices, waiting areas and services;
- Possible removal of Pier flooring materials (asphalt) to be replaced with pavers, although it now appears that this is being reconsidered in conformance with the Secretary of the Interior Standards;
- Removal of a non-historic shed structure behind the bulkhead on the waterside apron;
- Installation of four new exterior 36"-wide exist doors will be added to the exterior of the historic shed and one existing 36"-wide will be replaced with a 60"-wide door for emergency fire egress compliance.

The project site is within an M-1 (Light Industrial) zoning district and a 40-X height and bulk district.

Remarks, cont'd:

The proposed project is intended to upgrade security conditions at Pier 35. In response to increased security requirements and an assessment undertaken by a consulting firm , weaknesses in security at the passenger vessel terminal at Pier 35 were identified and measures to meet federal standards were recommended. The Transportation Security Administration (TSA) awarded a grant to the Port of San Francisco for security improvements to the cruise ship terminal at Pier 35. The TSA grant includes funding for the improvements listed in the project description above.

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA.[1] Pier 35 has been identified as a contributor to the Embarcadero Historic District that was determined eligible for the National Register of Historic Places by the State Office of Historic Preservation and the National Park Service in 2002.

CEQA Guidelines Section 15301(a) and Section 15301(l)(4), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and for the demolition and removal of accessory structures. The proposed project would include renovations, installation of security cameras and lighting fixtures, reconfiguration of rooms, and removal of a non-historic shed structure. Therefore, the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. There are four basic standards: preservation, rehabilitation, restoration, and reconstruction. The Standards that are most applicable to the proposed project are the rehabilitation standards. An Historical Resources Evaluation Report (HRER) was prepared for the proposed project that concluded that the proposed alterations were consistent with the Secretary of the Interior's Standards for

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. September 16, 2004.

Rehabilitation and would not result in a significant impact on the historical resource, and that the proposed project would be consistent with Standards No. 1, 2, 5, 6, and 9.[2] This report was reviewed by Planning Department staff, who concurred with the conclusions.[3] Therefore the proposed project would be exempt under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Architectural Resources Group 2004. Historic Resource Report Re: Security Improvements to Pier 35. May 28. this report is available for review by appointment at 30 Van Ness Avenue as part of Case No. 2004.0754E

[3] Memorandum from Adam Light, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. September 16, 2004.

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MEMORANDUM

TO: Nannie Turrell,
Major Environmental Analysis

FROM: Adam Light,
Neighborhood Planning, 558-6254

ML for Adam Light

REVIEWED BY: N. Moses Corrette for Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: September 16, 2004

CC: O. Chavez/Historic Resource Impact Review File
Andrea Green/Landmarks Preservation Board Secretary

RE: **Pier 35, The Embarcadero;**
Block 9900, Lot 35
Case No. 2004.0754E
Historic Resource Evaluation Request

PROPOSED PROJECT

The proposed project is to install security improvements required by the Federal Transportation Commission, and for improvements to cruise passenger entry and waiting facilities at Pier 35, the International Cruise Terminal, and includes the following:

- A new entrance lobby involving the construction of a new storefront insertion within the existing opening (now a roll-up door) facing the Embarcadero; the roll-up door, a character-defining feature, is to be retained and kept in service;
- New glazed canopy over entrance;
- Addition of state-of-the-art camera surveillance system, with cameras described as "fairly small" at the façade in the location of the entrance check-in;
- At the entrance, in lieu of surface-mounted light fixtures, recessed cans will be installed in two locations in the arches;
- Reconfiguration of bulkhead rooms to accommodate new offices, waiting areas and services;
- Possible removal of Pier flooring materials (asphalt) to be replaced with pavers, although it now appears that this is being reconsidered in conformance with the Secretary of the Interior Standards;
- Removal of a non-historic shed structure behind the bulkhead on the waterside apron;

- Installation of four new exterior 36"-wide exist doors will be added to the exterior of the historic shed and one existing 36"-wide will be replaced with a 60"-wide door for emergency fire egress compliance.

Architectural Resource Group (ARG) has reviewed the proposed project and determined that it generally meets the Secretary of the Interior's Standards for Rehabilitation (*Standards*), but recommends the following revisions to the project design to improve compliance with the Standards:

- The retention and repair of the existing smooth asphalt surface flooring in the pier and the elimination of paving stones from the project; all existing asphalt finishes should be repaired or replaced in kind if necessary. Treatments that can be easily removed would conform to the *Standards* if they did not damage the underlying asphalt;
- New [interior] wall finish treatments should be differentiated from, yet compatible with, the historic materials;
- The retention of the existing 36"-wide door in place of replacement with a 60'-wide exterior door, in accordance with the California Historical Building Code (CHBC).

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

Pier 35 has been identified as a contributor to the Embarcadero Historic District that was determined eligible for the National Register of Historic Places by the State Office of Historic Preservation and the National Park Service in 2002, and therefore the property falls into the "A.2" sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.2 contains properties that are on formally adopted local registers. Properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

In addition, Pier 35 is located in the Northeast Waterfront Historic District, which appears eligible for the Nation Register of Historic Places under criterion C at the local level of significance as an example of City Beautiful Movement planning and design.

EVALUATION/ANALYSIS/DETERMINATION

Staff concurs with the findings in the ARG evaluation, in that the proposed project will not destroy any significant character-defining historic fabric on the this historic resource, and new additions will be compatible with, and visually discernable from, historic materials and the historic architectural composition, thereby meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Structures, particularly if ARG's recommended revisions to the design are implemented as is reasonably practical.

It is does not appear that the proposed project will have a significant adverse impact on any historic resources as defined under the California Environmental Quality Act (CEQA).

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0527E
Location: 3070 17th Street (Assessor's Block 3572, Lot 22)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing two-story, wood-frame building and create a surface parking area with 23 parking spaces for Comcast Co. vehicles and equipment. The existing 10,112 sq. ft. former office building has been abandoned for several years. Comcast Co. currently owns and occupies all the other buildings (four) on this block, south of Enterprise Street. The existing building appears to have been constructed between 1899 and 1914. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 15,189 sq. ft. project site is located mid-block between Folsom and Trent Streets, northside. The site is zoned M-1 (Light Industrial) and is within the 50-Z height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jeff Foster (415) 798-1870

EXEMPT STATUS:
X Categorical Exemption State CEQA Guidelines, Section(s)15301(l)(3) and 15311(b); Class Number(s): 1 (l)(3) and 11 (b).

REMARKS: See reverse side.

Contact Person: Randall Dean Telephone: 558-5980

Date of Determination:
10/15/04

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Joan A Kugler for
PAUL E. MALTZER
Environmental Review Officer

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cc:
Jeff Foster, Project Sponsor
Paul Gallagher
Sue Hestor, Attorney at Law
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

Remarks

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA[1]. The building proposed for demolition is not listed on any historical or architectural survey. The building was probably constructed between 1899 and 1914 and has been subject to various improvements and alterations including interior plumbing and electrical work, re-roofing, building additions and structural improvements. Around 1956, the building was altered and enlarged and the front façade remodeled. The Planning Department historical preservation technical specialist has determined that the existing building proposed for demolition is not an historical resource because it does not meet any of the criteria for eligibility to the California Register of Historical Resources and that the character-defining features of the original construction remain as a result of alterations to the building over time.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on an architectural historical resource. A review of the proposed project by the MEA archeologist has determined that there is no potential to adversely affect a significant archeological resource as defined by CEQA (CEQA Guidelines § 15064.5 (c)(1)). Thus, the proposed project is not expected to have a significant adverse effect on a historical (architectural or archeological) resource.

California Environmental Quality Act (CEQA) Section 15301(l)(3), or Class 1 (l)(3) provides an exemption from environmental review for the demolition in an urbanized area of up to three small office structures if the structure is designed for an occupant load of 30 persons or less and with the calculation of person load to be calculated on the basis of floor space available for customers and employees. The San Francisco Building Code defines occupant load for an office as one person/200 sq. ft. The net office space in the building proposed for demolition contains less than 6,000 sq. ft. resulting in an occupant load of 60 persons less than the 90 person load authorized under the categorical exemption for demolition of small offices structures within an urbanized area.

The proposed project would involve the creation of a surface parking lot with 23 parking spaces as accessory parking for Comcast Co. vehicles and equipment. Section 15311(b), or Class 11 (b) provides an exemption from environmental review for small parking lots and if located in a downtown area, parking lots of up to 50 parking spaces are considered small. Since parking as an accessory use is a permitted use in the Planning Code it is, therefore, a ministerial project and therefore exempt.

CEQA Guidelines § 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The evaluation of the proposed project has determined that there are no unusual circumstances associated with the project or project site, that could result in a significant effect on the environment.

For the above reasons, it is determined that the proposed project would not result in a significant adverse effect on the physical environment.

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[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. September 30, 2004.

PLANNING DEPARTMENT

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MEMORANDUM

TO:	**Nannie R. Turrell,** Major Environmental Analysis Unit
CC:	A. Green, Recording Secretary, Landmarks Preservation Advisory Board Historic Resource Impact Review File
FROM:	*Mat Snyder*, Preservation Technical Specialist
REVIEWED BY:	Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator
DATE:	**September 30, 2004**
RE:	**3070 17th Street** **Block 3572, Lot 022** **Case No. 2004.0527E** **Historic Resource Evaluation Response**

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the existing building and establish a parking lot for the existing Comcast Cable facility, which includes five other surrounding buildings according to the project sponsor's submitted site plan.

2. **Property Description**
   The subject property is slightly irregular lot that measures approximately 100-feet deep by 140-feet wide. The lot is improved by a two-story wood fame building that has been used as stables, storage, and offices throughout its life.

3. **Historic Rating/Survey**
   The subject building has not been included in any historic or architectural survey to Preservation staff's knowledge.

4. **Historic District/Neighborhood Context**
   The subject parcel is not within any known or proposed historic District. The immediate context has a light industrial character, which is generally characterized with one and two story warehouse structures. Other types of buildings in the immediate vicinity include small multi-unit residential structures (located to the west at the 17th Street and Folsom Street corner) larger office buildings, and a historic police station across the street.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a) (3) of CEQA, and if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The exact date of construction of the existing building is unknown. The 1899 and 1914 Sanborn Maps suggest that the building that stands today was constructed sometimes between the two dates as the building configuration in the two maps are slightly different. No building permits could be found for the initial construction, which could indicate that the building was constructed before City building permit records were destroyed in the 1906 earthquake. Various improvements were made to the building over the years including interior plumbing and electrical projects, re-roofing, *temporary additions, and structural improvements. In 1956, a building permit was obtained to alter and enlarge the building, and included the front façade remodel.*

2. **Period of Significance**
If the project were considered a resource, its period of significance would be the date (or range of possible dates) of construction.

3. **Character-Defining Features**
Because the building's façade was complete refinished in 1957, Preservation staff does not believe that any character-defining features that would be expected of a building of this vintage remain. It appears from the submitted photographs that the horizontal wood siding and divided-light double-hung windows on the side are either original or remain from an earlier period of the building's history. Staff believes that this would have been typical of the front façade as well, with the probable addition of more trim and detailing.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

Staff does not believe that the building has retained any integrity because of the façade renovation in 1957.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☒No ☐Unable to determine

Preservation staff does not believe that this project is a resource. The project sponsor provided a lineage of the parcel's ownership since 1906. *The project sponsor then searched the Public Library historic photograph database, Here Today,* *California and Architect and Building News, California Builder, Edwards Abstracts, Daily Pacific builder and San Francisico census records and city directories among many other resources (see their report attached). The search resulted in no information found about the structure its occupants or owners.*

Preservation staff does not believe that the building has retained any architectural integrity, and therefore could not be found to have any architectural significance.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not Applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable,

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0526E

Location: 785 San Bruno Avenue (Assessor's Block 4075, Lot 018)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 680-square-foot (sf), two-room single-family home, and construct a new two-unit, approximately 4,317-sf, residential structure. The existing single-story building on the steeply-graded project site is approximately 20-feet high at the roof peak and contains no off-street parking. The proposed new four-story building would be approximately 40-ft high, built into the hillside, and would contain two off-street parking spaces. The proposed structure would consist of the garage floor, at street grade; and above that, two three-story condominium units, one facing San Bruno Avenue, and the other facing the rear of the property. The existing building on the project site was constructed by 1900; it has been determined not to be an historical resource pursuant to the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,495-sf project site (Assessor's Block 4075, Lot 018) is located near end-block on San Bruno Avenue near 20th Street, across from a portion of McKinney Square Park. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joseph Bradford, (415) 846-2341

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:
November 1, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Joseph Bradford, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA. The existing structure on the project site is a one-story two-room house, which sits 17 feet above grade, and was constructed in 1900. A retaining wall and stair lead down to the San Bruno street grade, downsloping from Potrero Hill, near the James Lick Freeway (I-280). The structure was built without a foundation and a rear addition was added before 1993 without permits, after which the addition was legalized. The structure does not appear to be architecturally significant nor do there seem to be any associations with either events or persons that would quality the building for listing on the California Register.[1]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a 680-sf single-family residential building, retaining wall, and stair, and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a two three-story condominium units, built into the hillside, and consistent with the building height of the adjacent structure at 779 San Bruno Avenue, on Lot 19. The structure would total approximately 4,317-sf, with 1,696-sf for living area for a west-facing unit and 1,982-sf for living area for an east-facing unit, both with off-street parking in a garage accessed from San Bruno Avenue. CEQA Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA, nor are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Geotechnical issues of structural safety for construction on a sloped site are addressed by the San Francisco Department of Building Inspection (DBI) as part of their review of the building permit application. The San Francisco Parks and Recreation Department and Planning Department Preservation Technical Specialists have reviewed the existing conditions and proposed project and have identified no potentially significant impact associated with the project. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. September 10, 2004.

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder,* Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **September 10, 2004**

RE: **785 San Bruno Avenue**
Block 4075, Lot 018
Case No. 2004.0526E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The project is to demolish the existing two-room house and retaining wall and construct a new building that would include two dwelling units, which would include two and three bedrooms, and two parking spaces. The building would be approximately 40-feet tall and would be approximately 62-feet deep.

2. Property Description

The subject house is a 680 square foot single-story house located at the top of a high retaining wall. The house features a simple gabled shape with a rear extension and a small porch-like extension that features a shallow gabled roof off of the front. It is sheathed in horizontal wood siding and features a smaller scale horizontal wood siding and decorative dentils along the gable. The front façade features two vertical windows with solid panes of glass (as oppose to double hung). One of the windows on the front façade is on the front extension that appears to have been punched through long after the initial construction. (The author of the Soundness Report hypothesizes that this extension was originally a porch that was enclosed without a permit.) The house also features an illegal addition that extends the front porch-like extension to the northern property-line. The addition appears to be a wall and door from the front.

3. Historic Rating/Survey

The project has not been included in any historic or architectural surveys to staff's knowledge.

4. Historic District/Neighborhood Context

> *The structure is at the top of Potrero Hill. It is immediately across the street from a park and community garden. Buildings on the subject block vary slightly in terms of style and age with most featuring gabled roof lines. Most of the buildings on the block face were constructed before 1920. Immediately to the south is a single-family dwelling with a hipped roof, designed in no particular style. To the north is an Edwardian / Queen Anne duplex. The neighborhood is not within either an established or proposed Historic District.*

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The subject building was constructed in 1900. The parcel information database indicates that structure was built in 1900 and the 1899 Sanborn map shows the subject parcel vacant. The structure was constructed without a foundation or footing. A rear addition was added illegally sometime before 1993. A notice of violation was issued in October 1993, after which building permits were pulled to reconstruct and legalize the addition. The Building Department has no other records of building permit activity for the structure.

2. Period of Significance

If the building were considered a resource, the period of significance would be the construction date.

3. Character-Defining Features

If the building were considered a resource, the character defining features would simply be the building's simple vernacular gabled shape. The composition of the front façade appears to have been altered with the removal of the double hung windows, the enclosure of the front porch extension, and with the awkward extension of the porch to the northern property-line.

4. Integrity

The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☐Retains	☐ Lacks

If the building were a resource, it would be considered to have retained enough of its original design to have conveyed the period in which it was constructed.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine

- **Information Potential:** ☐Yes ☐No ☒Unable to determine

Preservation staff does not believe that this project is an historic resource. The project sponsor provided a list of all building occupants as noted in water records, City Directories, and sales records. The project sponsor then searched the Public Library historic photograph database, Proquest Newspaper Article Database, Biography and Genealogy Master Index and Biography Resource Database, for the address and the building's occupants. The search resulted in no information found about the structure or its occupants.

Preservation staff does not believe that the structure is architecturally significant. The building is neither a work of a master, nor possesses high artistic value. It is neither an exemplary nor rare example of a particular type or style of structure; it is merely a vernacular structure that has been illegally altered over the years.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The structure does not appear to be an historic resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0551E
Location:	201 Sansome Street (Assessor's Block 0260, Lot 005)
City and County:	San Francisco

Description of Nature and Purpose of Project: The 5,771-square-foot project site (Assessor's Block 00260, Lot 005) is located at 201 Sansome Street on the northeast corner of Sansome and Pine Streets. The proposed project involves the conversion of an 11-story, 61,410-gross-square-foot (gsf) office building to residential use with 46 dwelling units. The existing 1,235-square feet of retail uses on the ground floor would remain. The proposed project would retain the entrance lobby on the ground floor, install two new doors on Pine street, convert the second through eleventh floors to residential use from the existing office use, and add a mechanical and stair penthouse, along with a roof terrace, setback from both the Sansome and Pine Street facades. No off-street parking is proposed. The existing building on the project site, constructed in 1909, is designated as San Francisco City Landmark No. 160, the Royal Globe Insurance Building. The structure is a Category I building under Article 11 and the Downtown Plan, is within the Pine-Sansome Conservation District, and appears eligible for separate listing on the National Register. The building is also listed on the City's 1976 Architectural Survey, and has an "A" rating on the San Francisco Heritage Foundation's survey of historic buildings indicating that the building is of highest significance under that survey. The project site is zoned C-3-O (Downtown Office) and is within a 150-S height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Andrew Junius, Reuben & Junius (415) 567-9000

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301, 15331, and 15332]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

November 3, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Andrew Junius, Project Sponsor
Sue Hestor, Attorney at Law
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Remarks, cont'd:

The existing building on the project site, constructed in 1909, is designated as San Francisco City Landmark No. 160, the Royal Globe Insurance Building. The structure is a Category I building under Article 11 and the Downtown Plan, is within the Pine-Sansome Conservation District, and appears eligible for separate listing on the National Register. The building is also listed on the City's 1976 Architectural Survey, and has an "A" rating on the San Francisco Heritage Foundation's survey of historic buildings indicating that the building is of highest significance under that survey.

The building located on the project site is an historical resource for the purposes of the California Environmental Quality Act (CEQA).[1] Planning Department staff evaluated whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated September 14, 2004, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[2] The proposed project required a Certificate of Appropriateness (C of A) under Article 10 of the Planning Code to alter a San Francisco landmark structure. The C of A applies to all exterior alterations requiring a building permit, whether visible from a public right-of-way or not, and requires compliance with the Secretary of Interior Standards for Rehabilitation. A C of A was issued for the project by the Planning Department on September 8, 2004.[3]

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include exterior and interior alterations of an existing building as discussed above, and would not result in an increase in gross square footage. Therefore, the proposed project would be exempt under Class 1.

This exemption is appropriately applied to the proposed change of use under Section 15301(e) because the occupancy of the proposed residential use would be comparable to the occupancy of the existing office use if the building were expanded by 10,000 square feet. The current office use has a maximum occupancy of 558 employees and visitors combined.[4] If the current use were to expand by 10,000 square feet, the number of employees and visitors could increase by about 100 occupants. The occupant load for residential use in the same space would be half of that for the existing office use, or 279. Therefore, the project would be exempt under Class 1(e).

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. On September 14, 2004, as stated above, Planning Department staff reviewed the proposed project and determined that it would be consistent with the

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Gilbert Lam, Major Environmental Analysis, September 14, 2004.

[2] Ibid.

[3] Ibid.

[4] 1991 Uniform Building Code. Table No. 33-A. Assumes 10 floors of occupied office space or 55,828 square feet in the 61,410-square-foot, 11-floor building.

Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project would be exempt under Class 31.

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is consistent with the C-3-O (Downtown Commercial: Office) zoning district. The maximum density ratio in the C-3 District can be no less than one dwelling unit for each 125 square feet of lot area.[5] The project site lot area is 5,771 square feet; therefore, 46 dwelling units, which is the number proposed for the project site, would be principally permitted on the site.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed site is within a developed area of San Francisco, and within a dense C-3-O zoning district. Thus, the proposed project would be characterized as an infill development surrounded by urban uses. The project site totals about 5,771 square feet, or 0.13 acre.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The site is within an urban area, is completely covered by the existing building, and has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: Using the Planning Department's *Guidelines for Environmental Review: Transportation Impacts, January 2000*, the proposed residential development with 1,235 sf of retail would generate about 96 person-trips and 7 vehicle-trips in the p.m. peak hour, compared to 103 person-trips and 23 vehicle-trips for the existing office and retail use. These person-trips would travel to/from the site by automobile, transit, walking, or other mode, such as by bicycle. The decrease in area traffic as a result of the proposed project would be undetectable to residents and drivers in the area.

The proposed residential and retail use would create a parking demand of 72 parking spaces, compared to a demand of 63 parking spaces for the existing office and retail use. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

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[5] San Francisco Planning Code Section 125(a).

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects. In addition, the project site is located in an area well served by local and regional public transit.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed projects.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for and no need for any expansion of public utilities or public service facilities is anticipated.

The proposed project is an infill development that would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO:	Gilbert Lam, Major Environmental Analysis
FROM:	Adam Light, Neighborhood Planning, 558-6254
REVIEWED BY:	Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator
DATE:	September 14, 2004
CC:	O. Chavez/Historic Resource Impact Review File Andrea Green/Landmarks Preservation Board Secretary
RE:	**201 Sansome Street;** Block 260, Lot 5 Case No. 2004.0551E **Historic Resource Evaluation Request**

PROPOSED PROJECT

The proposed project is to convert an existing 11-story office building to residential use with 48 dwelling units, retaining existing retail uses on the ground floor. A mechanical and stair penthouse addition, setback from both the Sansome Street and the Pine Street facades, will be added along with a roof terrace. No other exterior changes are proposed to the subject building and the important historic entrance lobby will be preserved as well.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical

Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building is San Francisco Landmark No. 160, the “Royal Globe Insurance Company Building”, is a Category I building under Article 11 and the Downtown Plan, is within the Pine-Sansome Conservation District, and appears eligible for separate listing on the National Register, and therefore the property falls into the “A.2” sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.2 contains properties that are on formally adopted local registers. Properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

Additionally, the building is listed on the City's 1976 Architectural Survey, and also has an “A” rating on San Francisco Heritage Foundation's survey of historic buildings indicating that the subject building is of highest significance under that survey.

EVALUATION/ANALYSIS/DETERMINATION

The proposed project will not destroy any character-defining historic fabric on this Category I Building's exterior, and the proposed rooftop additions will be set back sufficiently to preserve the appearance of the building as viewed from public rights-of-way, thereby meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. As such, neither would any of the proposed minor exterior changes have any adverse impacts on the Pine-Sansome Conservation District. In addition the proposed project requires a Certificate of Appropriateness under Article 10 of the Planning Code to alter a San Francisco landmark structure, for all exterior alterations requiring a building permit, whether visible from a public right-of-way or not. Issuance of a Certificate of Appropriateness would require compliance with the Secretary of the Interior Standards for Rehabilitation. A Certificate of Appropriateness was issued for the proposed project by the Planning Department on September 8, 2004.

The proposed project will not have a significant adverse impact on any historic resources as defined under the California Environmental Quality Act (CEQA).

G:\Documents\Landmarks\MEA Document Reviews\201 Sansome Street.doc

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 981 Washington Street, expansion of Chinese Independent Baptist Church
Location: 981 Washington Street between Powell and Stockton Streets
City and County: San Francisco

Description of Nature and Purpose of Project: Expansion of the existing building to the rear of the structure for an addition of approximately 4,600 square feet (sq.ft.) for a total area of about 11, 720 sq.ft. The new area would be used for Sunday School classrooms, a renovated kitchen, stairs and toilet facilities. In addition, the interior of the building would be renovated by increasing the width of corridors, adding a chair lift, an elevator and toilet facilities that would meet the requirements of the Americans with Disabilities Act. The present sanctuary which seats 120 persons would not be expanded.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Lincoln Lue, Lincoln Lue Associates Architects, (415) 665.5623, representing Rev. Amos Lee, Senior Pastor , Chinese Independent Baptist Church

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15301- Existing Facilities; Class Number(s): 1(a) and 1(e)(2).

REMARKS: CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations. The proposed project includes revisions and renovations to the interior of the building including the addition of a chair lift, an elevator and toilet facilities that would meet the requirements of the Americans with Disabilities Act. The project would not alter the façade of the building. Therefore, the proposed interior renovations are exempt from environmental review under Class 1(a).

(Continued on second page.)

Contact Person: Joan A. Kugler, AICP Telephone: 558-5983

Date of Determination:
November 8, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc: Lincoln Lue
Michael Li
L. Fernandez/M.D.F.
Exemption/Exclusion File

Remarks, continued:

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 sq. ft. if all public services and utilities are provided and the site is not environmentally sensitive. The existing building is about 7,120 sq.ft. and the proposed project would add approximately 4,600 sq.ft, for a new square footage of about 11,720 sq.ft. As described above, the proposed addition would not exceed 10,000 square feet. The building was examined for its potential as a historic resource and although the structure is over 50 years old being built in 1922, it is not an historical resource.[1] The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed addition is exempt from environmental review under Class 1(e)(2).

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[1] Personal Communication from Adam Light, Technical Preservation Specialist to Joan A. Kugler, October 20, 2004.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1067E
Location: 33-35 Moss Street (Assessor's Block 3731, Lot 067)
City and San Francisco

Description of Nature and Purpose of Project: The proposed project includes the demolition of an existing, approximately 1,175-square-foot (sf), single-family home, and construction of a new three-unit, approximately 6,075-gross-square-foot (gsf), residential structure. The existing two-story building on the project site consists of a basement and a first floor level, with no off-street parking. The proposed new four-story building would be approximately 40-ft high and would contain three off-street parking spaces. The proposed structure would consist of the garage floor, at the ground floor level; and first, second and third floors, which would each contain two-bedroom units. The existing building on the project site was constructed in 1922. The property is included in the San Francisco Planning Department's 1976 Architectural Survey and has a Heritage rating of "C." The 1,873-sf project site is located mid-block on Moss Street between Howard and Folsom Streets. The site is zoned RED (Residential Enclave District) and is within a 40-X height and bulk district.

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112/04

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gabriel Y. Ng, AIA (415) 563-6655

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303]

REMARKS: See page 2.

Contact Person: Nannie R. Turrell (415) 558-5994

Date of Determination:

November 12, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Gabriel Y. Ng, AIA
Martin O'Donovan
Sue Hestor, Attorney at Law
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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The property was surveyed by the San Francisco Planning Department as part of the 1976 Architectural Survey and given a rating of "1" out of a possible "5." San Francisco Architectural Heritage gave the property a rating of C in their South of Market Survey and given a rating of "C." Aside from construction of a first floor residential unit in the 1960s, the two-story dwelling has not undergone many alterations since it was completed in 1922. According to an historical report prepared by Page & Turnbull, Inc., 33 Moss Street is a relatively undistinguished building, notable only for its unusual setback of 15 ft. from the sidewalk property line.[2] The report concludes, that while maintaining a high degree of integrity, the building is not distinctive, nor the work of a master, or an outstanding example of type, period, region or method of construction. There do not seem to be any associations with either events or persons that would quality the building for listing on the California Register.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a 1,175-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 6,075-gsf, four-story residential structure with three dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would include a garage with three tandem off-street parking spaces. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review

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[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis (attached). November 9, 2004.

[2] Page & Turnbull, Inc. Thirty Three Moss Street, San Francisco California, Historic Resource Evaluation. April 13, 2004. This report is available for review by appointment at 1660 Mission Street, San Francisco, Case No. 20041067E.

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MEMORANDUM

TO: Nannie Turrell, MEA

CC: A. Green, Recording Secretary, LPAB
Historic Resource Impact Review File

FROM: Mat Snyder, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Preservation Coordinator

DATE: November 9, 2004

RE: 33-35 Moss Street (Block 3731 / Lot 6067)
Request for Review of Historic Resource Evaluation
Case No. 2004.1067E

Page and Turnbull, Inc. was retained by O'Donovan Construction to see if for the purposes of the California Environmental Quality Act, the existing structure is eligible for the California Register of Historic Resources, and therefore would be considered an historic resource. This report was prepared under Case No. 2004.1067E.

The report provides a detailed description of the two-story structure, as well as a history of its construction and modifications, and its lineage of ownership. The project provides a thorough history of the South of Market area and a discussion of how this building fits in with that history. Most importantly, the report provides an analysis of how the property measures up with the criteria of being eligible for the California Register of Historic Resources. The Report concludes that the property is not eligible for the California Register under Criterion 1, Association with Events, Criterion 2, Association with People, or Criterion 3, Architecture. The report provides a disclaimer that evaluating the building's eligibility Under Criterion 4, (Information Potential) is beyond the scope of the report.

The report concludes, that while retaining a relatively high degree of integrity, the building is not significantly distinctive, nor the work of a master, nor a particularly outstanding example of type, period, period, region, or method of construction: "It is a simple frame structure with redwood studs, joists, rafters and cladding. A vast majority of prewar residential construction in San Francisco falls into this structural category... The design was not particularly sophisticated or interesting aside from the 15-foot setback and the simple Mission Revival flavored parapet." (pp 19-20).

Staff believes that the information in the report is accurate, complete and provided in a clear manner. Staff agrees that the building is not eligible under Criteria 1 and 2 for the reasons stated in the report. Staff also agrees with the report that the building is not eligible under

Criterion 3, “Architecture”, because while old, it is neither the work of a master, nor distinctive enough to be considered architecturally exemplary.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0049E, Oakes Children's Center
Location:	1338-1348 10th Avenue
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would modify and expand the Oakes Children's Center facilities, which occupy two buildings at 1338 and 1348 10th Avenue. The project would rehabilitate the existing firehouse building at 1348 10th Avenue, with exterior modifications occurring at the rear of the property only. The adjacent, two-story, building at 1338 10th Avenue would be demolished and replaced with a three-story, approximately 11,746-gsf building to accommodate expanded services for the children's center and school. The existing building on the project site contains no off-street parking spaces. The proposed building would include no off-street parking spaces. The existing building at 1348 10th Avenue is designated as local Landmark No. 29, and is listed in both the Here Today survey and the 1976 Architectural Survey. The 2,996-sf site at 1338 10th Avenue and the 3,598-sf site at 1348 10th Avenue (Assessor's Block 1764, Lots 032 and 031) are located in the block bounded by 10th Avenue, Irving Street, 9th Avenue, and Judah Street. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Susanne B. Kelly, (415) 771-2122

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 1530, and 1530]

REMARKS: See Reverse Side

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
November 22, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for

Paul E. Maltzer
Environmental Review Officer

cc: Susanne B. Kelly, Project Sponsor
Sue Hestor, Attorney at Law
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REMARKS (continued from previous page):

The property at 1348 10th Avenue is designated as local Landmark No. 29, and is listed in both the Here Today Survey and the 1976 Architectural Survey. The building was constructed in 1898 as Engine Company No. 22 of the San Francisco Fire Department. Engine Company No. 22 was the first firehouse located in the Sunset District, and played an important role in the Earthquake and Fire of 1906 by assisting in the evacuation of patients from Park Emergency Hospital. For 45 hours, the Company patrolled as far east as Hyde Street and as far north as Sacramento Street, assisting other fire companies and helping citizens in danger. The building qualifies as an historic resource for the purposes of the Environmental Quality Act (CEQA) because of its association with the Earthquake and Fire of 1906. The character defining features of the Victorian firehouse are located at the front elevation.[1]

The adjacent residential building at 1338 10th Avenue was constructed in 1920 with Mission style detailing. The residence is not exemplary in terms of architecture or design; however, it does reflect the pattern of development that occurred in this portion of the city during the early 20th century. The building permit history for the property reveals that the building had the top story removed and was moved to the front of the lot in 1922. An enclosed porch was constructed at the rear in 1947. Preservation staff does not believe the building meets the eligibility criteria for the California Register of Historical Resources, and therefore, would not be considered an historical resource for the purposes of CEQA. Because the building would not be considered an historical resource under CEQA, the proposed demolition and new construction project by itself would not cause a significant adverse impact. However the design of the new construction could potentially have an adverse impact on the landmark building at 1348 10th Avenue Engine Company No. 22 due to its proximity.[2]

The proposed project would have two phases. The first phase would consist of demolition of the building at 1338 10th Avenue, and construction of a new 11,746-gsf building with four classrooms, teacher-therapist offices and administrative support spaces on the first floor. The second phase would involve remodeling and seismic upgrade of the firehouse building and connection of the two buildings. The firehouse would be enlarged by approximately 122-gsf. CEQA State Guidelines Section 15331, or Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (1995).

The proposed project would rehabilitate the existing firehouse building with exterior modifications occurring primarily at the rear of the property only. The non-historic glazing at the rear building wall would be replaced with horizontal wood siding; new steel frame windows would be installed and the existing rear staircase would be replaced. In addition the non-original second-story vinyl windows on the front of the historic firehouse would be replaced with wood sash double-hung windows matching the detailing of the original wood double-hung windows, reversing a previous incompatible alteration. The proposed design of the new building at 1338 10th Avenue has been modified from its original design and has been found to be compatible with the historic firehouse. A finer grade of cement plaster would be specified for the upper two floors and the first floor would be clad in high quality tile. A central sloping roof architectural statement would avoid competition with the firehouse's tower, the primary architectural element of the landmark building. Department staff has found that the proposed project would not have any significant adverse effect on the landmark building or other nearby historic resources.[3] Therefore the proposed project would be exempt under Class 31.

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[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. August 23, 2004.

[2] Ibid.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1(a) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures involving negligible or no expansion of use, and includes interior and exterior alterations. Class 1(e)(1) allows additions to existing structures that would not result in an increase of more than 50 percent of the floor area of structures before the addition, or 2,500-sf, whichever is less. The proposed project would add about 122-gsf to the structure at 1348 10th Avenue, and would include remodeling and seismic upgrading to the interior of the building and minor exterior alterations as discussed above. Thus the proposed project would be exempt under Class 1(a) and 1(e)(1).

California Environmental Quality Act (CEQA) State Guidelines Section 15302(a), or Class 2(a), consists of replacement or reconstruction of existing schools or hospitals to provide earthquake resistant structures, which do not increase capacity more than 50 percent. The proposed project would result in a new 11,746-gsf building which would contain approximately 3,600-gsf more than the existing building. Elementary school use would continue to be the use of the site, and student enrollment would increase from 21 to 24 children. Therefore the proposed project would be exempt under Class 2(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the site at 1338 10th Avenue is an historical resource under CEQA, and the proposed project meets the *Secretary of the Interior Guidelines for Rehabilitation.* There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt form environmental review.

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[3] Memorandum from Adam Light for Winslow Hastie, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. November 15, 2004.

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MEMORANDUM

TO: Nannie Turrell, Environmental Planner

CC: O. Chavez/Historical Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: Adam Light, for Winslow Hastie, Preservation Planner

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: November 15, 2004

RE: **1338 & 1348 10th Avenue**
Block 1764, Lots 31 & 32
Case No. 2004.0049E
ADDENDUM TO August 23, 2004 Historical Resource Evaluation Response, based on further revisions to the Proposed Project

The revisions to the design of the proposed addition to subject building, a circa 1898 firehouse, would mitigate any significant adverse impacts on this historic resource. The original proposed design included a central tower element that visual competed with, and thus diminished, the visual architectural effect of the firehouse tower, the primary architectural element of this landmark building. Furthermore, the fenestration patterns of the proposed addition design have been modified to be more compatible with the historic firehouse, and the materials have been improved at both the base and the upper two stories of the addition to better reflect the quality of the historic materials. A finer grade of cement plaster will be specified by the project architect for the upper two stories, and the base will be clad in a high quality tile. A central sloping roof element will replace the additions former tower element, and will serve as a much "quieter" architectural statement, and will avoid visual competition with the firehouse's primary architectural element.

Finally, non-original second story vinyl windows installed on the front façade of the historic firehouse without permit will be replaced with wood sash double-hung windows matching the detailing of the original wood double-hung windows, thus reversing a previous incompatible alteration to this historic resource.

Department preservation staff finds that the proposed project will not have any significant adverse impact on the subject landmark building, or any other nearby historic resources.

Attachment:
August 23, 2004 Historic Resource Evaluation Response from Winslow Hastie

PLANNING DEPARTMENT

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MEMORANDUM

TO: **Nannie Turrell**, MEA

CC: O. Chavez/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: August 23, 2004

RE: **1338 & 1348 10th Avenue**
(Block: 1764; Lot: 031 & 032)
Case No. 2004.0049E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to rehabilitate the existing firehouse building at 1348 10th Avenue, with exterior modifications occurring at the rear of the property only. The non-historic glazing at the rear building wall will be replaced with horizontal wood siding, new steel frame windows will be installed and the existing rear staircase will be replaced.

The adjacent, non-historic property at 1338 10th Avenue is proposed to be demolished and replaced with a larger building to accommodate expanded services for the children's center and school.

2. Property Description

The two-story firehouse building features horizontal wood siding at the ground floor and wood shingles at the upper level. A distinctive hose-drying tower with a copper dome dominates the façade at the north side of the front elevation. The large opening at the center bay of the ground floor features a large, three lite wood window where the original oversized entry doors would have been located. This bay is flanked by two pedimented entries. A denticulated beltcourse separates the two levels at the front elevation. The upper level features a central pair of vinyl windows with a smaller double-hung wood window to the north. The building is terminated by a bracketed, asymmetrical cornice with cornice returns.

The adjacent property is a simple, two-story residence with Mission style elements that has been appropriated by the Children's Center. The ground floor features a garage opening with an entry door. The second level has a tripartite window with diamond patterned lites along the top edge. A simple cornice separates the decorative parapet.

3. **Historic Rating/Survey**
The firehouse building is designated city Landmark No. 29, is listed in the "Here Today" survey (page 141) and in the Planning Department's Architectural Survey of 1976. The firehouse was constructed in 1898.

The adjacent property was constructed circa 1920 and does not have any historic ratings.

4. **Historic District/Neighborhood Context**
The property is not located within an historic district. The surrounding neighborhood is characterized by predominantly residential buildings, although the Irving Street neighborhood commercial corridor is a half-block away.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that the property at 1348 10th Avenue falls into **Category A.2, Resources on Adopted Local Registers** and the adjacent property located at 1338 10th Avenue falls into **Category C, Properties Determined Not To Be Historical Resources.** These are defined as properties included in a local register of historical resources, as defined by Public Resources Code section 5020.1(k), or identified as significant in an historical resource survey meeting the requirements of Public Resources Code section 5024.1(g). These resources are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

EVALUATION / ANALYSIS

1. **History**
The subject property at 1348 10th Avenue was constructed in 1898 as Engine Company No. 22 of the San Francisco Fire Department. The Engine Company No. 22 was the first firehouse located in the Sunset, and it played an important role in the Earthquake and Fire of 1906 by assisting in the evacuation of patients from Park Emergency Hospital. For 45 hours the Company patrolled the area, as far east as

Hyde Street and as far north as Sacramento Street, assisting other fire companies and helping citizens in danger.

The residential building at 1338 10th Avenue was constructed circa 1920 with Mission style detailing. While the residence is not exemplary in terms of architecture or design, it does reflect the pattern of development that occurred in this portion of the city during the early 20th century.

2. **Period of Significance**
1898-1906 for 1348 10th Avenue and c.1920 for 1338 10th Avenue

3. **Character-Defining Features**
The character-defining features of this Victorian firehouse are located at the primary, front elevation. These features include the classical pediments and trim surrounding the two ground floor entries, the trim and cornice around the historic center opening, the shiplap siding at the ground floor and the wood shingles at the second floor, the denticulated beltcourse separating the two levels, the window openings and surrounding trim at the second level, the lunette vent, the bracketed cornice and the hose drying tower with copper dome.

The character-defining features would be second level window with the diamond lites, the Mission style profile of the parapet and the cornice trim.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

The property at 1348 10th Avenue has had some significant changes at the front façade, including the replacement of the original wood double entry doors with a three-lite fixed window with a single-lite transom, a new recessed entry at the north side, and, at the south side, the conversion of a double-hung window opening into a new entry. At the upper level the original paired center windows have been replaced with vinyl windows and the pediments over both window openings are replacements. The photographs documenting the appearance of the building when it was designated as a local landmark show the scar trace from those missing features.

The building permit history for the property at 1338 10th Avenue reveals that the building had the top story removed and was moved to the front of the lot in 1922. An enclosed porch was constructed at the rear in 1947. When the building was converted from residential use to a day care, the interior was completely remodeled.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
   - **Event:** or ☒ Yes ☐No ☐ Unable to determine
   - **Persons:** or ☐Yes ☐No ☒ Unable to determine

- **Architecture:** or ☐Yes ☐No **X** Unable to determine
- **Information Potential:** ☐Yes ☐No **X** Unable to determine

The property at 1348 10th Avenue is designated as local Landmark No. 29, and is listed in both the Here Today survey and the Architectural Survey of 1976. Because the building qualifies as an historic resource for the purposes of CEQA for its association with the Earthquake and Fire of 1906, it is not necessary to prove or disprove eligibility for association with persons, architecture or its potential to yield information important to history or prehistory.

Preservation staff does not believe that the building at 1338 10th Avenue meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The proposed alterations to the landmark building are limited to the rear elevation and the interior. Because the rear of the property has been substantially altered over time and it is not visible from the public right-of-way, the proposed modifications do not constitute an adverse impact to the historic resource.

Because the building at 1338 10th Avenue would not be considered an historical resource under CEQA, the proposed demolition and new construction project by itself would not cause a significant adverse impact. However, the design of this new construction could potentially have an adverse impact on the landmark building due to its proximity. The design of the new building should be compatible in scale, materials, and massing with the adjacent landmark building.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐Yes **X** No ☐ Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1115E
Location: 1598 Shrader Street (Assessor's Block 1294, Lot 021)
City and San Francisco

Description of Nature and Purpose of Project: There are currently two buildings on the project site, a single-family house towards the rear of the lot and a garage structure with a second level bedroom located at the front of the lot. The proposed project would demolish both buildings and construct a new approximately 3,500-sf, two-story over garage single-family residential structure. The new proposed building would be approximately 30-ft in height. The proposed structure would include a two-car parking garage. The existing building on the project site was constructed around 1915. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,750-sf site is located mid-block on Shrader Street between 17th Street and Belgrave Avenue. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gregory Malin, (415) 504-8100

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303(b)]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:
November 23, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for Paul Maltzer
Environmental Review Officer

cc: Gregory Malin, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] There are currently two buildings on the project site, a one-story, approximately 1,000-sf single-family house towards the rear of the lot and an approximately 400-sf garage structure with a second level bedroom located at the front of the lot. The house at the rear of the lot is not rated on any City, State, or National surveys, but is shown in the Planning Department database as being constructed in 1906. However, the water records indicate the house was actually constructed around 1915. According to the historical evaluation prepared by Adam Light, there do not seem to be any associations with either events or persons that would quality the building for listing on the California Register. Although the existing structures are representative of the Arts and Crafts style and appear to retain a significant amount of its integrity, it does not appear to be a particularly fine or rare example of its architectural style, nor does it appear to contribute to a larger potential historic district.

Because the existing buildings are not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family house and a garage structure and therefore would be exempt under Class 1(l)(1).

The proposed project would involve the construction of a 3,500-sf, two-story over garage single-family structure. Section 15303(b), or Class 3(a), provides an exemption from environmental review for the construction of a single-family residence. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. Therefore, the proposed construction is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Adam Light, Preservation Planner, to Tammy Chan, Environmental Planner, *Historical Resource Evaluation for 1598 Shrader Street,* November 19, 2004.

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MEMORANDUM

TO: Tammy Chan, Environmental Planner
Nannie Turrell, Environmental Planner

CC: O. Chavez/Historical Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: Adam Light, Preservation Planner ASL

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: November 19, 2004

RE: **1598 SHRADER STREET**
Block 1294, Lot 21
Case No. 2004.1115E
Historical Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposed project is to demolish an existing one-story single-family house located toward the rear of the subject lot, and a garage structure with a second level bedroom located at the front of the lot, replacing these structures with a new two-story-over-basement single-family house oriented toward the front of the subject lot.

2. **Property Description**
The existing property is a 2,750 square-foot lot containing two residential buildings as described above.

3. **Historical Rating/Survey**
The house at the rear of the lot is not rated on any City, State or National surveys, but is shown in the Planning Departments database as being constructed in 1906, initially indicating that it could be a potential historical resource. However, the water records provided by the project sponsor indicate that the house was actually constructed sometime around November 1915. The house does not appear on the 1910 Sanborn Map, but does appear on the 1913-1915 Sanborn Map. The garage structure at the front of the lot was constructed in 1953, with a second floor addition constructed in 1979 to provide a guest bedroom.

4. **Historic District/Neighborhood Context**
The subject property is located on the southern slope of the Cole Valley neighborhood, just north of Twin Peaks and south of the Haight-Ashbury neighborhood. The immediately surrounding context does not seem to represent any significant cohesive collection of architecturally or historically important buildings, and is not a part of any historic district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historical resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historical Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
The building was constructed in 1915. No person of significance or event of significance is known, according to information provided by the Project Sponsor

2. **Period of Significance**
N/A

3. **Character-Defining Features**
The building is designed in the Arts and Crafts style, typical of the period in which it was constructed. The primary architectural features are the hipped roof, the small front dormer, the bank of six wood frame four-light windows, and the shingle siding. Although its architectural style is clear, it is not a particularly fine or rare example.

4. **Integrity**
The integrity of the house seems to be good. It also appears to be to be in need of at least some minor repairs, judging from the photos provided by the project sponsor.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   The property does not appear to be a historical resource for purposes of CEQA. Although it is representative of the Arts and Crafts style, typical of the early twentieth century, and appears to retain a significant amount if its integrity, it does not appear to be a particularly fine or rare example of its architectural style, nor does it appear to contribute to a larger potential historic district. Additionally, it appears to have no obvious connection to any historically important patterns or persons, based on the historical information provided by the project sponsor, which includes the water records and subsequent building permit application forms.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   See Item #1 above. The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a**

significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.

See Items #1 and #2 above.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

The proposed project would not appear to have any significant impact on any nearby historical resources that might exist, as the proposed new house would be in character and scale with the surrounding neighborhood structures.

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0902E

Location: 3049 San Bruno Avenue (Assessor's Block 5467, Lot 023)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 850-square-foot (sf), one-story church, and construct a new building containing two residential units and three offices. The four-story, 40-foot tall, approximately 5,342-gross-square-foot (gsf) structure would contain two off-street parking spaces. The proposed structure would consist of the ground floor, which would contain two off-street parking spaces fro the residential units and one office space. The first floor would contain two offices and a deck, and the third and fourth floors would each contain a two-bedroom unit. The existing building on the project site was constructed in 1925. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 1,868-sf project site (Assessor's Block 5467, Lot 023) is located mid-block on the east side of San Bruno Avenue in the triangular block between Paul Avenue and Ware Street. The site is zoned NC-2 (Small-Scale Neighborhood Commmercial) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gabriel Ng, AIA, (415) 563-6655

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l), and 15303]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

November 30, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Gabriel Ng, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site is a one-story, approximately 850-sf building that was originally a residence and at some point was converted to a church. The building features a shaped parapet and a white stucco finish. The front windows have been bordered up. According to the Assessor's office and the original building permit, the structure was built in 1925. The building does not appear to have retained any integrity, and the property is not within any established, proposed, or potential historic district.[2]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l), or Class 1(l), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area, and for demolition of a small commercial structure with an occupant load of 30 persons or less. The property is assessed as a single-family residence, despite its use as a church. The proposed project would result in the demolition of an 850-sf building and therefore would be exempt under Class 1(l).

The proposed project would also involve the construction of a 5,342-gsf, four-story structure, with 1,650-gsf of office space, 2,229-gsf of residential use, and 1,544-gsf of garage and common area. The building would contain two dwelling units, three offices, and two off-street parking spaces. Section 15303, or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units, or a small commercial structure not exceeding 10,000-sf in floor area for sites zoned for such use, if not involving large amounts of hazardous substances, and where all public services are available and the surrounding area is not environmentally sensitive. The proposed 5,342-gsf building would contain uses permitted in the NC-2 zoning district. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. November 19, 2004.

[2] Ibid.

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MEMORANDUM

TO: Nannie R. Turrell, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kuglar, Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: November 19, 2004

RE: 3049 San Bruno Avenue
Block 5467, Lot 023
Case No. 2004.0902E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The project is to demolish the existing church structure and construct a new structure that would consist of two dwelling units, office space, and two parking spaces.

2. **Property Description**
   The subject lot is an irregularly shaped 1,868 square-foot parcel. It is improved with a one-story structure that includes approximately 850 square feet. It was originally used as a single-family dwelling, but has most recently been used as a church structure. The building features a shaped parapet and a white stucco finish. An iron fence runs along the property line at the front. The front windows have been bordered up. A cross is mounted at the center of the shaped parapet and a cross shape is incorporated into the front parapet.

3. **Historic Rating/Survey**
   The project has not been included in any historic or architectural survey to staff's knowledge.

4. **Historic District/Neighborhood Context**
   The subject property is not within any established, proposed, or potential historic district. The subject block is very mixed in design quality and features buildings of varying sizes, and styles including small single-family cottages, to large apartment buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
According to the assessor's office and the original building permit, the structure was constructed in 1925. Permits in the building permit history include demolishing and reconstructing a fire damaged church, which was never acted upon (1980), installing a sign, and re-roofing.

2. **Period of Significance**
Staff does not believe the building is historically significant.

3. **Character-Defining Features**
The character defining features include the building's small size and its shaped parapet. The submitted photographs suggest that all other features have been removed or refinished with stucco. The building does not appear to retain its integrity.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

As noted above under "Character Defining Features", the subject building does not sufficiently retain the features nor and materials that would enable it to be representative of a building of its vintage. .

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

Preservation staff does not believe that this project is a resource. The project sponsor provided a lineage of the parcel's ownership since 1925. The project sponsor then searched the Public Library Biographical Index Cards, Index of San Francisco Buildings, San Francisco Newspaper Index, San Francisco Chronicle Index, and the California Information File. The search resulted in no information found about the structure, its occupants, or owners.

Preservation staff does not believe that the building has retained any architectural integrity, and therefore could not be found to have any architectural significance..

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☐No ☒Unable to determine

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0903E

Location: 3043 San Bruno Avenue (Assessor's Block 5467, Lot 008)

City and San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 1,490-square-foot (sf), two-story church, and construct a new building containing two residential units and three offices. The proposed four-story, 40-foot tall, approximately 5,342-gross-square-foot (gsf) structure would contain two off-street parking spaces. The new structure would consist of the ground floor, which would contain two off-street parking spaces fro the residential units and one office space. The first floor would contain two offices and a deck, and the third and fourth floors would each contain a two-bedroom unit. The existing building on the project site is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 1,872-sf project site (Assessor's Block 5467, Lot 008) is located mid-block on the east side of San Bruno Avenue in the triangular block between Paul Avenue and Ware Street. The site is zoned NC-2 (Small-Scale Neighborhood Commmercial) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gabriel Ng, AIA, (415) 563-6655

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l), and 15303]

REMARKS: See reverse side.

Contact Person: Nannie R. Turrell

Date of Determination:

November 30, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Gabriel Ng, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site is a two-story, approximately 1,490-sf building that was originally a residence and was converted to a church sometime between 1961 and 1983. (Records for the property from 1967-1979 are missing. Documentation shows that the New Jerusalem Missionary Baptist Church has been the owner of the property since 1983.) According to the Assessor's Office, the building was constructed in 1915. However, the original building permit could not be found. The building in its current condition possesses very few features that would be expected of a building from this era. The building was improved with a stucco finish in 1961. The building does not appear to have retained any integrity, is not associated with any persons or events of historical interest, and the property is not within any established, proposed, or potential historic district.[2]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l), or Class 1(l), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area, and for demolition of a small commercial structure with an occupant load of 30 persons or less. The property is assessed as a single-family residence, and has most recently been used as a church. The proposed project would result in the demolition of a 1,490-sf building and therefore would be exempt under Class 1(l).

The proposed project would also involve the construction of a 5,342-gsf, four-story structure, with 1,650-gsf of office space, 2,229-gsf of residential use, and 1,544-gsf of garage and common area. The building would contain two dwelling units, three offices, and two off-street parking spaces. Section 15303, or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units, or a small commercial structure not exceeding 10,000-sf in floor area for sites zoned for such use, if not involving large amounts of hazardous substances, and where all public services are available and the surrounding area is not environmentally sensitive. The proposed 5,342-gsf building would contain uses permitted in the NC-2 zoning district. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. November 19, 2004.

[2] Ibid.

PLANNING DEPARTMENT

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: November 19, 2004

RE: 3043 San Bruno Avenue
Block 5467, **Lot** 008
Case No. 2004.0903E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The project is to demolish the existing church structure and construct a new structure that would consist of two dwelling units, office space, and two parking spaces.

2. **Property Description**
   The subject lot is an irregularly shaped 1,872 square-foot parcel. It is improved with a two-story-over-basement structure that includes approximately 1,490 square feet. It was originally used as a single-family dwelling, but has most recently been used as a church structure.

3. **Historic Rating/Survey**
   The project has not been included in any historic or architectural survey to staff's knowledge.

4. **Historic District/Neighborhood Context**
   The subject property is not within any established, proposed, or potential historic district. The subject block is very mixed in design quality and features buildings of varying sizes, styles and uses including small single-family cottages, to large apartment buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   According to the assessor's office, the building was constructed in 1915. However, the original building permit could not be found. The building was improved with a stucco finish in 1961. Another building permit was obtained in 1957 to enclose a rear stair.

2. **Period of Significance**
   Staff does not believe the building is historically significant.

3. **Character-Defining Features**
The building as it is today possesses very few features that would be expected of a building of this vintage. As noted above, the front façade was entirely surfaced with stucco in 1961. From the submitted photographs, it appears that inappropriate windows have also been installed.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

As noted above under "Character Defining Features", the subject building does not sufficiently retain the features nor and materials that would enable it to be representative of a building of its vintage. .

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☐Yes	☒No	☐Unable to determine
• **Persons**: or	☐Yes	☒No	☐Unable to determine
• **Architecture:** or	☐Yes	☒No	☐Unable to determine
• **Information Potential:**	☐Yes	☐No	☒Unable to determine

Preservation staff does not believe that this project is a resource. The project sponsor provided a lineage of the parcel's ownership since 1906. *The project sponsor then searched the Public Library Biographical Index Cards, Index of San Francisco Buildings, San Francisco Newspaper Index, San Francisco Chronicle Index, and the California Information File. The search resulted in no information found about the structure, its occupants, or owners.*

Preservation staff does not believe that the building has retained any architectural integrity, and therefore could not be found to have any architectural significance.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☐No ☒Unable to determine

PLANNING DEPARTMENT

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(415) 558-6378
PLANNING COMMISSION FAX: 558-6409
ADMINISTRATION FAX: 558-6426
CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	Case No. 2004.0799E
Location:	280 Lily Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the rebuilding of existing stairs and construction of a dormer and a roof deck to an existing two-story-over-basement residential building constructed in 1892. Additionally, four new windows would be added on non-primary facades and an existing wooden gate would be replaced in-kind. The existing residential building is a legal, non-complying structure located at the rear of lot. The project site at 280 Lily Street (Assessor's Block 0839, Lot 038) is located on the northern side of Lily Street in the block bounded Lily, Laguna, Oak, and Octavia Streets in the Hayes Valley neighborhood. The project site is zoned RH-3 (Residential, House, Three-Family) and is within an 80-B height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Donna Schumacher; phone: (415) 552-9572

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EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
December 1, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Donna Schumacher, project sponsor
Michael Li, NE quadrant
Historic Preservation distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

The existing building at 280 Lily Street has been determined eligible for listing on the National Register of Historical Places as part the Hayes Valley informational survey. The existing building is also listed on the California Register of Historical Places. Therefore, the subject building is considered an historic resource as defined by the California Environmental Quality Act (CEQA).

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated November 16, 2004, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* and that the project would not have a significant adverse affect on the historic resource.[1] The proposed project would not destroy any character-defining features on the subject building's exterior and all the alterations are designed to be compatible with the architectural character of the building. The proposed dormer would be set back to preserve the appearance of the building as viewed from the public right-of-way. Additionally, the proposed project would not have an adverse impact on the surrounding historic resources. Because the proposed project would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations. The proposed windows and replacement stairs and gate would be exempt from environmental review under Class 1(a)

CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmental sensitive. The existing building is approximately 1,690 square feet. The proposed dormer would increase the square footage by approximately 100 square feet and the roof deck by approximately 125 square feet, for a total square footage of approximately 225 square feet. The project site is not located in an environmentally sensitive area of the City and is an area where all public service and facilities are available. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. November 16, 2004.

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MEMORANDUM

TO: Art Aguilar,
Major Environmental Analysis

FROM: Adam Light,
Neighborhood Planning, 558-6254

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: November 16, 2004

CC: O. Chavez/Historic Resource Impact Review File
Andrea Green/Landmarks Preservation Board Secretary

RE: 280 Lily Street;
Block 839, Lot 38
Case No. 2004.0799E
Historic Resource Evaluation Request

PROPOSED PROJECT

The proposed project is to construct a dormer addition and a roof deck on existing two-story-over-basement wood frame residential building constructed in 1892. Four new windows (one being of wood sash, and the others being of glass block) would be added on non-primary facades, with at least one on a side façade being visible from the public right-of-way. An existing wooden gate would be replaced with either a new wooden gate or wooden door reflecting the vernacular of this simple Victorian era building. The south facing railing of the proposed deck would be of very simple vertical wood construction, and is the only portion of the railing that would be visible from the public right-of-way. Other deck railings would consist of either solid wood firewall, or of metal horizontal cable set back three feet from the eastern property line, but such railing would not be readily visible from the public right of way.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building has been determined eligible for listing on the National Register as part of a Hayes Valley historic district survey, is listed on the California Register, and therefore the property falls into the "A.1" sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.1 contains properties that are listed or are determined to be eligible for listing on the National Register of Historic Places. Properties in sub-category A.1 are evaluated as historical resources for purposes of CEQA.

EVALUATION/ANALYSIS/DETERMINATION

The proposed project will not destroy any character-defining historic fabric on the subject building's exterior, all alterations are designed to be compatible with the architectural character of the building, and the proposed dormer will be set back sufficiently to preserve the appearance of the building as viewed from the public right-of-way, thereby meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. As such, neither would any of the proposed minor exterior changes have any adverse impacts on any surrounding resources.

The proposed project will not have a significant adverse impact on any historic resources as defined under the California Environmental Quality Act (CEQA).

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0380E – 421 Arguello Boulevard; Construction of an Eight Unit Residential Project.
Location:	421 Arguello Boulevard, Assessor's Block 1433, Lot 3.
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would convert the existing structure and construct a two-story addition to the existing building for a four-story, eight-unit residential building with eight parking spaces. The new structure would be approximately 16,244 gross square feet and 40 feet in height and would include two one-bedroom units and six two-bedroom units. The new third and fourth floor addition would be setback 12-feet from the existing front facade.

The site is located 100 feet from the SW corner of Clement Street and Arguello Blvd., bounded by Clement Street to the north, Geary Blvd. to the south, Arguello Blvd. to the east, and 2nd Avenue to the west within the Inner Richmond neighborhood. The site currently contains a 6,000 sq.ft., 30-foot tall, (one-story) industrial building, which would be mostly retained. The project site is located within the RM-2 (Residential Mixed-Moderate Density) zoning district and within a 40-X height and bulk district. The existing building currently has 100% lot coverage. The project sponsor is seeking a rear yard variance at the first floor. The new three-story addition would meet current rear yard setback requirements. The existing building constructed around 1912 was surveyed in 1990 as part of the Unreinforced Masonry Building Survey.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Warner Schmalz, Forum Design representing the owner, Gene Supanich

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Section 15331(Historic Resource Restoration/Rehabilitation) and 15332 (In-Fill Development Projects)]

X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:

December 7, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Warner Schmalz, Project Sponsor
Geoffrey Nelson, NW Quadrant Planning Department
Supervisor- Board of Supervisors, District 1
Planning Commission
Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File
Historic Resource Distrib List

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REMARKS (continued from previous page):

California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) allows for the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. These conditions are described below (per CEQA Guidelines Section 15332, In-Fill Development Projects).

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is within a RM-2 (Residential Mixed-Moderate Density) zoning district and a 40-X Height/Bulk District, where the proposed residential is a permitted use. The RM-2 District permits dwelling units at a density ratio not exceeding one dwelling unit for each 600 square feet of area, allowing a maximum of 10 dwelling units on the project site; the proposed project would provide eight dwelling units and would not exceed the dwelling unit density. The existing one-story unreinforced masonry building would be retained and converted to a four-story residential structure. The new building would comply with the 40-X Height/Bulk District. The proposed project would be consistent with the *General Plan* and with the zoning designation. The existing building has 100% lot coverage. Therefore, project sponsor is seeking a variance for the rear yard setback requirement at the first floor.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is 6,000 sq. ft., or 0.14 acre. The site is located 100 feet from the SW corner of Clement Street and Arguello Blvd., bounded by Clement Street to the north, Geary Blvd. to the south, Arguello Blvd. to the east, and 2nd Avenue to the west. The site is within a developed, mixed-use area of San Francisco. With the exception of the three-story Roosevelt Middle School at the NE corner of Arguello and Geary Blvds. and the two-story Office Max retail store with parking garage at the NW corner of Arguello and Geary Blvds., the area is predominately two-story multi-family residential over garage along both sides of Arguello Blvd. The Inner Clement Neighborhood Commercial District begins about 100 feet north of the project site along Clement Street and Arguello Blvd, where residential over groundfloor retail is the predominate use. Thus, the proposed project would be characterized as an in-fill development surrounded by urban uses.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

A one-story industrial building occupied the entire 6,000-square-foot-site. The site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) the proposed project is estimated to generate approximately 75 daily person-trips. About 13 daily person-trips would be during the p.m. peak hour, thus it would have no discernable impact on traffic relative to the existing capacity of the surrounding street system. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 13 p.m. peak-hour person-trips, seven would be vehicle-trips, four would be transit trips, and two walking or by other means that include bicycling and motorcycles. The change in area traffic as a result of the project would be undetectable to most drivers. Traffic impacts associated with the project would not be significant relative to the existing capacity of the surrounding street system. The off-street parking requirement for residential uses in the RM-2 District is generally one space for each dwelling unit, therefore, eight spaces are required and eight spaces are provided.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not involve pile driving and would not create any pile-driving noise impacts. Because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Shadow

The new building would shade adjacent properties but would not increase the total amount of shading in the neighborhood above levels which are common and generally accepted in urban areas. Therefore, shadowing from the proposed project is not considered to be a significant adverse impact on the City's environment. Section 295 of the City Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 would not apply, because the new building would not exceed 40 feet in height.

Hazards

An Environmental Site Assessment (ESA) of the project site was conducted by an independent consultant (*AllWest, Environmental Site Assessment, November 2004*). The ESA was conducted to identify possible environmental concerns related to on-site or nearby chemical use, storage, handling, spillage, and/or on-site disposal, with particular focus on potential degradation of soil and groundwater quality. A 2,000-gallon underground gasoline storage tank (UST) located beneath the sidewalk in front of the subject building was removed in 1997. The removal was supervised by San Francisco Department of Public Health (DPH). The tank had no visible holes, and the surrounding sandy soil did not show visible signs of contamination. Two samples were collected at a depth of approximately ten feet below ground surface from beneath either end of the former tank location. The excavation was backfilled with imported soil and the sidewalk was restored. A notice of Completion letter with regard to the UST removal was issued by the DPH on April 17, 1997, stating no further investigation or cleanup was required. With the exception of the underground tank, there were no specific conditions found which would indicate that any previous use of the site has affected the soil or groundwater below the site or nearby areas. While no visible cracks were observed, minor staining was present on the concrete floor by the cabinet containing small amounts of spray paints, spray adhesives, cleaners, thinners and soldering flux. Due to the nature of the previous business, various contaminants could be present on the site. Should the Department of Public Health require it, the project sponsor would be required to prepare a Site Remediation Plan.

Historic Resource

The existing building was surveyed as part of the 1990 Unreinforced Masonry Building Survey. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the site is an historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated September 14, 2004, Planning Department staff determined that the existing building would be considered a historical resource.[1] In a subsequent memorandum dated November 10, 2004,[2] Planning Department staff reviewed the proposed plans dated November 5, 2004 and determined that the project would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and the proposed project would not have a significant adverse affect on the historic resource.

This determination was based on the fact that the proposed additions are designed in such a way that the size, scale, proportions, and massing of the existing building would be preserved. The proposed 12-foot front setback at the third and fourth floor addition would be adequate to preserve the proportions of the existing front façade. The new addition would have limited visibility form the street and the upper floor appears subordinate to the historic building. The proposed increase in height would not have a significant effect on the massing and proportions of the existing building and would be consistent with the *Secretary of the Interior's Standards for Rehabilitation*, No. 9. The proposed design is clearly and obviously different from the existing historic building. The addition is designed using a contemporary idiom that distinguishes it as a product of its time while at the same time being compatible with the existing historic building, therefore, consistent with the *Secretary of the Interior's Standards for Rehabilitation*, No. 1.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on August 24, 2004 to the owners and occupants of properties adjacent to the project site. Members of the public have not expressed any concerns in regards to the proposed project.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Tammy Chan, Major Environmental Analysis. September 14, 2004.

[2] Memorandum from Mark Luellen, Preservation Technical Specialist, to Tammy Chan, Major Environmental Analysis. November 10, 2004.

Conclusion

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

The proposed project would also meet the conditions of an in-fill development per Section 15332 of the CEQA Guidelines and Guidelines Section 15061(b)(3), exemption from environmental review is appropriate where it can be seen with certainty that the proposed project would not have a significant impact on the environment. CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under both the General Rule Exclusion and the Class 32 exemption, independently. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment.

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MEMORANDUM

TO: **Tammy Chan,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: September 14, 2004

RE: **421 Arguello Blvd**
Block 1433, Lot 003
Case No. 2004.0380E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to covert the existing single story industrial building into an eight dwelling unit building over garage. Two stories would be added to the building and set back from the street façade.

2. Property Description
   Constructed in 1912, this three-bay, single story brick building has a gabled parapet wall. The gable contains a central window with a varied brick pattern surrounding it and a large metal wall sign. Brick piers create the three bays; the two center piers continue above the parapet wall and roof, the center bay is slightly larger than the other two. The piers are decorated with varied colored bricks. The southernmost bay contains a single paned storefront window with smaller divided windows above. The other two bays contain large roll-up doors.

3. **Historic Rating/Survey**
   The building was surveyed in 1990 as part of the Unreinforced Masonry Building Survey.

4. **Historic District/Neighborhood Context**
   The bulk of this block of Arguello Blvd. is neighborhood commercial combined with a mix of residential and institutional buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   According the San Francisco County Assessor's Records the existing building was built in 1912 or 1913. It most likely replaced an earlier building that was present in 1899, as evidenced by the 1899 Sanborn Map and Spring Valley Water Works permit dated 1897 and 1913. The building served as an automotive garage from 1913 to approximately 1947. After that it served as a plumbing store for a short period and then housed a sheet metal company from 1947 to 1978. From 1978 to the present a heating and ventilation company has occupied the building.

2. **Period of Significance**
The building was constructed in 1912 or 1913.

3. **Character-Defining Features**
   - *The building's* ***shape,*** *its wide façade and building depth (50 feet by 120 feet) as well as its* ***height*** *are important visual characters to the building.*
   - *The three bay* ***openings and piers*** *dominate the visual character of the building because of their size, shape, locations and materials. The patterned brickwork on the piers and well as the height of the two center piers create a vertical façade composition.*
   - *The gabled* ***parapet*** *and* ***roof*** *are highly visible and are important to the visual character of the building*

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The building has little changed from its date of construction. The only exterior modifications have been signage changes.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or	☐Yes	☐No	☒Unable to determine
- **Persons:** or	☐Yes	☐No	☒Unable to determine
- **Architecture:** or	☒Yes	☐No	☐Unable to determine
- **Information Potential:**	☐Yes	☐No	☒Unable to determine

Based on findings presented in the "A Context Statement and Architectural / Historical Survey of Unreinforced Masonry Buildings (UMB) Construction in San Francisco from 1850 to 1940", and "Historic Context Statements on the Neighborhood Development of San Francisco from 1890-1920, the Inner Richmond District," the commercial garage building at 421 Arguello Blvd. appears to be an historical resource. The building is associated with the Inner Richmond District's *neighborhood commercial development. The garage building is proximate to Clement Street, which is one of the district's principal commercial arteries. The commercial development of Clement Street retains its scale and above the ground floor, much of the architectural character of the turn-of-the century commercial strip (the blocks between Arguello Blvd and 6th Avenue).*

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   As proposed the project does not meet the Secretary of the Interior Standards for Rehabilitation, (specifically Standards 1, 9) and would result in a significant adverse change to the historic structure.

   The proposed addition should be set back far enough from the street façade so that its visibility is limited from the street and the upper floor appears subordinate to the historic building. The recommended set back is 15 feet from the front of the building.

   To the untrained eye, the proposed design is not clearly and obviously different from the existing historic building. The proposed addition's detail and ornamentation closely resembles those on the historic building and presents a sense of false historicism. The addition should be designed using a contemporary idiom that clearly distinguishes the new building, as a product of its time and at the same time is compatible with existing historic building.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   The building's scale and prominent gable roof should predominate over the proposed addition. This could be achieved by setting the addition back approximately 15 feet rather than the proposed 8 feet.

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine

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MEMORANDUM

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TO: **Tammy Chan,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist ML

REVIEWED BY: Adam Light Acting Preservation Coordinator

DATE: November 10, 2004

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RE: **421 Arguello Blvd**
Block 1433, Lot 003
Case No. 2004.0380E
Historic Resource Evaluation Response based on Revised Drawings Dated November 5, 2004

As shown in drawings dated November 5, 2004 the proposed project meets the Secretary of the Interior Standards for Rehabilitation, (specifically Standards 1, 9) and would result in no significant adverse change to the historic structure.

The proposed addition is set back far enough from the street façade so that its visibility is limited from the street and the upper floor appears subordinate to the historic building.

The proposed design is clearly and obviously different from the existing historic building. The addition is designed using a contemporary idiom that clearly distinguishes it as a product of its time while at the same time being compatible with the existing historic building.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 837-847 Montgomery Street (2004.0924E)
Location: 837-847 Montgomery Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the conversion of an existing office use in two adjoining three-story-over-basement masonry buildings to 13-residential units with basement parking for up to 9 cars; construction of two-additional floors and a stair penthouse, and removal of alterations made to the ground-floor façade and replacement with a new storefront design. The project site (Assessor's Block 176, Lot 3 and 3A) is a 6,800 sq. ft. parcel located at 837-847 Montgomery Street, west side, between Pacific Avenue and Jackson Street. The project site is within the C-2 (Community Business) zoning district and a 65A height and bulk district, Jackson Square Historic District, the Washington Broadway Special Use District #1, and the Jackson Square Special Use District.

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
C. Howard Korrell, K2K Development LLC, (415) 609-2001

EXEMPT STATUS:
_X_ Categorical Exemption [State CEQA Guidelines, Section(s) 15301 (a)(e) and 15332; Class Number(s): 1 (a)(e) and 32.

REMARKS: The existing buildings are within the Jackson Square Historic District and are contributors to district. The San Francisco Architectural Heritage survey, Splendid Survivors, assigned the buildings a rating of C++ signifying that the buildings have "contextual importance".

(Continued on second page.)

Contact Person: Randall Dean Telephone: 558-5980

Date of Determination:
Dec, 13, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER for
Environmental Review Officer

cc: Sponsor
Mark Luellen
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File
Neil Hart
Bulletin Board

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Remarks, continued:

The buildings were designed by Albert Pissis and constructed in 1911-1912. Albert Pissis also designed a number of the city's most prominent commercial buildings such as the Hibernia Bank (1892), Crocker Bank Building (1910), the Emporium (1896), the Flood Building (1904), and the Mechanics' Institute (1909). The existing buildings on the project site originally housed lodging establishments on the upper two floors and saloons and restaurant on the ground floor. Prior to the 1930s, former occupants of the buildings included Hotel St. Helena, the Arbor Rooms, European Hotel and Saloon, and Trovatore Hotel and Restaurant. Ernie's Restaurant, a five-star French restaurant, occupied the ground floor and basement beginning in 1943 until its closure in 1995. During 1955-1959 substantial alterations were made to the first floor Montgomery Street elevation. Between 1961 and 1966 the second and third stories were converted to commercial office use. In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing buildings located on the project site are historical resources as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated November 30, 2004[1], Planning Department staff reviewed the proposed project and determined that: 1) the existing buildings at 837-843 and 847-851 Montgomery Street are individually, as well as being within the Jackson Square Historic District, historical resources; and 2) that the proposed project would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* Under CEQA a project consistent with the Secretary of the Interior's *Standards* "shall be considered as mitigated to a level of less than a significant impact on the historical resource" (CEQA Guidelines § 15064.5 (b) (3)), therefore, there would be no impacts in the category of historical resources

The Planning Department staff determination was based on the finding that the proposed project "will not entail the removal, alteration, or obstruction of any character defining historic feature"; that the proposed the storefront is compatible with the historic façade and is based on Pissis design for the original 1911 façade, and that the storefront design would "restore an important character-defining feature"[2]. In addition, this determination was based on the finding the the new windows along the south and west interior lot lines would be "minimally visible" from the public right-of-way, will be aligned with the existing windows, and be "rhythmically spaced and vertical" in order to be compatible with the fenestration pattern of the historic district. The proposed rooftop addition was determined to not have an adverse effect on any character defining features of the buildings because where "visible it will be subordinate to the historic building" and it "will not convey a false sense of historic development"[3].

On August 22, 2000 the Planning Department issued a categorical exemption for a project proposed on the current project site. The prior project proposed re-use of the existing 9,992 sq. ft. office space, conversion of the 15,526 sq. ft. restaurant space on the ground floor and basement to office space and the addition of a 7,800 sq. ft. penthouse with mezzanine. The project also included renovations to the existing buildings including upgrading of the interior, removal and installation of interior wall partitions, and replacement of building signage and windows. The prior project was determined to be exempt from environmental evaluation under Class 1(a) interior/exterior alteration of existing structure; Class 1 (e) additions to existing structures; and Class 32 in-fill development.

CEQA Guidelines Section 15301(a) or Class 1 (a) provides for an exemption from environmental evaluation for interior or exterior alterations of an existing structure, such as interior partitions, plumbing, and electrical conveyances. The proposed project would require various interior alterations to convert former office space to residential use, installation of a vehicular entrance from Jerome Alley, changes to the ground-floor façade to create entrances for new retail establishments and residences, and installation of new windows along the the south and west interior lot lines. Class 1 (a) also provides for the exemption of changes of use "if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district as defined in the City Planning Code". In a letter of determination dated September 24, 2003[4], the Planning Department determined that the RM-4 (Residential, Mixed, High Density) zoning district is the nearest residential district to the proposed project site. Since the RM-4 District permits up to one dwelling unit per 200 square feet of lot area, the proposed change from office use to thirteen residential units would be exempt under Class 1 (a).

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Randall Dean, Major Environmental Analysis, November 30, 2004.

[2] ibid

[3] ibid

CEQA Guidelines Section 15301(e)(2) or Class 1 (e)(2) provides for an exemption from environmental evaluation for the addition to an existing structure provided that that addition would not result in an increase of more than 10,000 square feet; the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. As described in the project environmental exemption application, the proposed project would result in a 2,000 sq. ft. less of net new project area than the previously authorized project on this site that proposed the addition of a new penthouse and mezzanine of 7,800 sq. ft., thus, the project would not result in an increase of more than 10,000 sq. ft.. The proposed project is located where public services and facilities are available and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental evaluation under Class 1 (e)(2).

CEQA Guidelines Section 15332 or Class 32 provides for an exemption from environmental evaluation for projects characterized as in-fill development and meeting several conditions, including: consistency with applicable general plan policies and zoning regulations; occurring within the limits of a city and on a project site of not more than five acres and substantially surrounded by urbans uses; on a project site that is not habitat for a protected biological species; resulting in no significant effects relating to traffic, noise, air or water quality; and adequately served by utilities and public services. The proposed project is consistent with all of the conditions of Class 32 including consistency with general plan and zoning designation, not over five acres; surrounded by urban uses; not serving as a habitat for any protected species, adequately served by public utitilities and services, and not resulting in a significant effect on traffic or on noise, air or water quality. Therefore, the proposed project is exempt from environmental evaluation under Class 32.

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[4] Memorandum from Kelly Amdur, San Francico Planning Department, to Andrew Junius, September 24, 2003.

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MEMORANDUM

TO: Randall Dean, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **November 30 2004**

RE: **837-847 Montgomery Street**
Block 0176, Lots, 003 and 003A
Case No. 2004.0924E
Historic Resource Evaluation Response (based on revised drawings
Dated 11/17/04)

PROPOSED PROJECT

1. **Project Description**
The proposed project is a change of use from office use to 13 residential units, ground floor retail, and basement parking for up to 9 cars. Two additional floors and a stair penthouse will be added to the building setback (starting at 17 feet) from the historic façade. As part of the project the 1959 ground floor alterations will be removed and replaced with a compatible storefront design.

2. **Property Description (two lots/two buildings)**
837-43 and 847-51 Montgomery Street reads as a unified façade. The primary elevation of 837-43 and 847-51 Montgomery Street faces east onto Montgomery Street. Taken together the façade is six bays in width and three stories high. The façade is symmetrical and divided into six sections by brick pilasters on the second and third floors. The façade is divided horizontally into three bands mimicking the Classical arrangement of plinth shaft and capital, with the first floor as the plinth, the second and third floors as the shaft and the cornice as the capital. Belt courses of stucco covered brick forms the foundation of the building, graduating in height from north and south with the slope of the land. The windowsills, headers, and belt courses are corbelled brick covered with stucco. A galvanized metal cornice, incorporating a course of modillions and a course of dentil molding, caps the façade. The windows on the second and third floors are double-hung and made of wood, with a light pattern of one-over-one. Aside from the heavily altered first floor, walls of the second and third floor are brick laid Flemish Bond.

3. **Historic Rating/Survey**

- *The building is a contributor to the Jackson Square Historic District under Article 10 of the San Francisco Planning Code.*
- *In Splendid Survivors (Heritage Survey, 1977-78), the building was assigned a rating of "C" (Contextual Importance)*

- *In the 1976 Architectural Survey, the building was assigned a rating of "1", out of a scale from –2 to 5.*

4. Historic District/Neighborhood Context

The Historic District contains virtually the sole surviving commercial buildings from the 1850's and 1860's. In effect this area, in close proximity to Portsmouth Plaza where the major segment of the modern City began, was the central business district of these early times. Its waterfront location led to its use for mercantile and financial purposes, consulates and offices; and many distinguished men had businesses or property in the area, including General William Tecumseh Sherman, Colonel Jonathan Stevenson, James King of William, Mayors Charles Brenham and Ephraim Burr, Domingo Ghirardelli and Anson Hotaling, Paxon Dean Atherton, William Lent, Alexander Grogan and James de Fremery. The original waterline came to about Montgomery and Jackson Streets and the present district is partly on filled ground, some of the fill consisting of the hulls of ships abandoned in the rush to the gold fields. More than any other existing part of San Francisco, this area recalls the Gold and Silver era and the days of the Vigilante movement. The Barbary Coast, north of the original commercial area, had a somewhat different but noteworthy history. Although the present buildings do not date from the 19th century, many of them were rebuilt immediately after the 1906 Earthquake and Fire and embody the spirit and appearance of the earlier City. In fact, this area to the south of Telegraph Hill had an international reputation from the 1850's on.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building is a contributor to the Jackson Square Historic District under Article 10 of the San Francisco Planning Code and therefore the property falls into the "A.2" sub-category of the

Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.1 contains adopted local registrars and properties that have been determined to appear eligible, or which may become eligible for the California The properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

EVALUATION / ANALYSIS

1. **History**
   In addition to being a contributor to the Jackson Square Historic District the building possesses additional importance. Designed by Albert Pissis, one of San Francisco's most important architects to work in the Beaux-Arts tradition, 837-43 and 847-51 Montgomery Street are very significant as rare surviving examples of small projects by an architect better known for larger downtown buildings. The evolving pattern of use in the buildings echo the transformation of Jackson Square from a district dominated by lodging houses, cigar factories, and saloons to one characterized by upscale restaurants, specialty shops and offices. Architecturally the two buildings are good examples of the higher quality commercial structures erected in Jackson Square during the first decade of the twentieth century.

2. **Period of Significance**
   The period of significance is the years of the building's construction 1911 to 1912.

3. **Character-Defining Features**
   The building's character defining features include the following: materials (brick), details, scale, proportion, façade treatment, fenestration and style. (Please see property description for detailed description of the façade).

4. **Integrity**
   The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The second and third story elevations of 837-43 and 847-51 Montgomery Street are largely in their original condition. However the first floor elevation has undergone extensive changes. In 1955 Ernie's Restaurant removed the metal and glass storefronts and replaced them with brick infill and fixed wood windows capped by brick arches. Also removed at that time was the decorative corbelling above the doors and the pilaster capitals and infilled walls, making the pilasters flush with the new façade. Finally they coated the corbelling, sills, window headers, water table and belt courses with white stucco. In 1959,an expansion of the restaurant altered the first floor elevation of 837-43 Montgomery to match 847-51 Montgomery.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or	☒Yes ☐No ☐Unable to determine
- **Persons:** or	☒Yes ☐No ☒Unable to determine
- **Architecture:** or	☒Yes ☐No ☐Unable to determine
- **Information Potential:**	☐Yes ☐No ☒Unable to determine

The building individually as well as the Jackson Square Historic District are historic resources under CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

- *The proposal will not entail the removal, alteration or obstruction of any character defining historic feature.*

- *The proposed storefront infill is compatible with the historic façade and contributes to the sense of ground floor openness, which characterizes the District.*
- *The proposed storefront is based on Albert Pissis's well-documented, original, 1911 design. Reconstruction of the storefronts would restore an important character-defining feature to the building and would bring the building into closed conformity with the design standards for the Jackson Square Historic District.*

- *The proposed storefront framing contributes to the sense of scale, rhythm, order, and texture at street level. It is recessed behind the plane of the façade to emphasize the solidity of the wall and to contribute to the interplay of light and shadow, which characterizes this building and District.*

- *The proposed new windows are to be added to the plain, secondary façade along the south and west interior lot lines. The new windows would be minimally visible when viewed from the public rights of way. The new windows will align with the existing windows on the building, be rhythmically* *spaced and vertical in proportion to be compatible with the fenestration pattern of the historic district.*

- *The rooftop addition is simple, restrained and straightforward in design. Where visible it will be subordinate to the historic building and it will not convey a false sense of historic development.*
- *The proposal overall meets the following Secretary of the Interior's Standards for Rehabilitation:*

Standard No. 1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard No. 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard No. 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard No. 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
☐Yes ☒No ☐Unable to determine

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

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ADMINISTRATION FAX: 558-6426
CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

DOCUMENTS DEPT
DEC 28 2004
SAN FRANCISCO
PUBLIC LIBRARY

Project Title: 2003.1026E - 2401 Harrison Street
Location: Southeast corner, Harrison and 20th Streets
City and County: San Francisco

Description of Nature and Purpose of Project: On Assessor's Block 4084, Lot 36, at 2401 Harrison Street, the site is located on the southeast corner of Harrison and 20th Street on the block bounded by Harrison, 20th, Alabama and 21st Streets in the Mission Neighborhood. The site is a 2,600 square-foot lot with an existing two-story mixed-use building (3 residential units over 600 square feet of retail). The proposed project would demolish the existing building and rear carriage house and construct a four-story 40-foot building containing nine dwelling units, six parking spaces and 1,237 square feet (sf) of commercial space (retail) on the ground floor. Access to the residential units and parking spaces would be on 20th Street and pedestrian access to the retail use would be on Harrison Street. The project site is located in a Heavy Commercial (C-M) zoning district, within a 40-X height/bulk district. Conditional Use authorization would be required for dwelling units in a C-M zoning district, and a Variance would be required for the rear yard and parking.

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9
/04

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Mayfair International Inc. Co. 4339 Balboa Street, San Francisco, CA 94121, requiring building permit from Department of Building Inspection

EXEMPT STATUS:

X Categorical Exemption [State Guidelines, Section 15301(l)(2)&(3), 15332 (a) through (e).] Class 1, and Class 32.
X General Rule Exclusion [State Guidelines, Section 15061 (b)(3)]

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as

(continued on reverse side)

Contact Person: Joy Navarrete Telephone: 558-5975

Date of Determination:
December 22, 2004

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER,
Environmental Review Officer

cc:
Mathew Snyder
Sponsor
Bulletin Board
LFZ/M.D.F.
Exemption/Exclusion File
Historic Pres. Dist. List

REMARKS (continued):

defined by the California Environmental Quality Act (CEQA).[1] The building is not located in any designated historic district. The surrounding neighborhood is characterized by a mix of commercial buildings and light industrial buildings, combined with an older residential neighborhood. Recently, newer "loft" style apartment buildings have been constructed in the immediate vicinity of the project site. The building was constructed circa 1895 in the Stick architectural style, with some Italianate elements. No information regarding the property's potential to possess significance associated with important events and persons was provided to the department.

The subject property retains its integrity for the most part. There have been some changes made to the ground floor commercial level, around the entry and on the west elevation' alterations include the infill and replacement of windows and covering of original siding with plywood panels. There is also an incompatible advertising billboard attached to the west elevation. The setting of the building has changed over time, especially with the recent new construction of larger-scaled loft-style developments in the neighborhood, particularly to the south and east of the building. Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA. While the subject building does represent the townhouse sub-type of the Stick architectural style, it is not an exemplary example of this sub-type as it also contains elements of the Italianate style. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 32.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished. The proposed project would result in the demolition of three residential units in one building plus one rear storage structure and would therefore be exempt under Class 1(l)(2).

CEQA State Guidelines Section 15301(l)(3), or Class 1(l)(3), provides an exemption from environmental review for the demolition of a store, motel, office, restaurant, and similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed project would result in the demolition of one 600 square-foot commercial space which would be exempt under the above stated class.

CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

> *(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

---

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. October 19, 2004.

The site lies within a 40-X height and bulk district and within the Heavy Commercial (C-M) zoning district. The proposed residential use is permitted in the C-M district as a conditional use and the maximum density ratio shall in no case be less than for an RM-4 District, which is one dwelling unit for each 200 square feet of lot area. The proposed dwelling unit density would be consistent with that allowed in the RM-4 district. Proposed at 40 feet in height, the project would comply with the 40-foot height district designation. The project would be consistent with the general plan and with the zoning designation. A parking variance would be required since there would be a shortfall of three parking spaces with the project, and a rear yard variance would be required as well.

The building would be the same height as the live/work buildings adjacent to the south and east of the site, and would not significantly alter the scale of development in the area. Thus, the proposed development would be in keeping with the character of the area.

The site lies within the Eastern Neighborhoods. The Eastern Neighborhoods community planning process' purpose is to address the broad range of issues involved in formulating permanent controls on the City's last remaining industrially zoned lands and its surrounding residential and commercial neighborhoods. On February 12, 2004, the Planning Commission adopted interim policies for SOMA, NEMIZ of the Mission and Showplace Square and approved initiation of interim controls for the Mission exempting NEMIZ. As the interim zoning controls have not yet taken effect, the interim policies are in effect in both the NEMIZ and non-NEMIZ area of the Mission. Under the interim policies, the site is in a Housing/Mixed-Use Overlay. The Commission in its discretion can apply the interim policies to projects under development in the area. The Housing/Mixed-Use Overlay policies call for: maximum housing density permitted under current zoning should be encouraged in new residential projects consistent with the goals of maximizing family housing; PDR, as defined in light and medium categories, is permitted; a new project with ten (10) or more units is strongly encouraged to provide at least 20% of its units with two (2) or more bedrooms; heights should be limited to 40 feet on streets less than 40 feet in width and on parcels adjacent to designated open spaces; parking permitted should not exceed one (1) parking space per residential unit (except for lots currently zoned Residential/Service Mixed Use District (RSD), where one (1) parking space per every four (4) units is the maximum permitted).

At this time, it is not known whether the project site or its vicinity will undergo any change in zoning as a result of the Eastern Neighborhoods planning process. Therefore, this environmental document must evaluate the proposed project in terms of its relationships to the existing zoning controls and in terms of its potential impact on the existing environmental setting. However, it also takes into account the Housing/Mixed-Use Overlay that the Commission, in its discretion, may apply to the site. The proposed project would be in conformance with the Eastern Neighborhoods policies under the Housing/Mixed-Use Overlay and with the existing zoning controls.

> *(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is within the Mission District, and is generally surrounded by residential, industrial, school, and commercial uses. The project site is a corner lot with 26-feet of frontage along Harrison Street and 100-feet of frontage along 20th Street, consisting of 2,600 square feet. Other mixed-use structures on the same block facing Harrison Street to the south of the project site are similarly sized or smaller, being approximately 20- to 40-feet high. The industrial building directly across 20th Street to the north of the site is 48-feet high. Directly across Harrison Street to the west of the site is the 30-40-foot high elementary school, with a play yard. Thus, the proposed project would be characterized as an infill development substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is fully covered by buildings and concrete. The site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's *Interim Guidelines for Environmental Review: Transportation Impacts, January 2000*, the 9 proposed dwellings are estimated to generate about 16 person-trips in the p.m. peak hour. These person-trips would travel to/from the site by automobile, transit, walking, or other mode, such as by bicycle. Even if all of the trips were by automobile, 16 automobile trips during the p.m. peak hour would not be substantial. This would not be significant relative to the existing capacity of the surrounding street system.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed construction could generate noise, and possibly vibration that may be considered an annoyance by occupants of nearby properties. Because the project is relatively small, and because construction noise is regulated and is temporary and intermittent, the project would not be expected to result in a significant impact with respect to noise.

The noise generated by occupancy of the proposed residential spaces would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Construction activity would temporarily raise dust levels in the area, but due to the relatively small scale of the project, not to a level that would have significant impacts upon air quality.

The proposed project would add new shade to portions of the subject site as well as to surrounding properties. The proposed height of the building (40 feet) conforms to the height requirement in the 40-X Height and Bulk District. Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, air quality, water quality, and biological resources, and would therefore be exempt under Class 32. It can also be seen with certainty that the project would have no significant environmental effects related to other topics, such as land use, visual quality, population, utilities/public services, geology, energy/natural resources, hazardous materials, and cultural resources. Therefore, the proposed development is an infill development that would have no significant environmental effects.

Additionally, CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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SFGOV.ORG/PLANNING

MEMORANDUM

TO: Joy Navarrete. MEA

CC: ~~O. Chavez~~/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist WH

REVIEWED BY: Tina Tam for Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: October 19, 2004

RE: **2401 Harrison Street**
(Block: 4084; Lot: 36)
Case No. 2003.1026E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing two-story, three-unit building and construct a new four-story, nine-unit building. The ground floor of the new building would feature approximately 1,238 square feet of retail space at the ground level. Six off-street parking spaces would also be provided at the ground level.

2. Property Description

The existing Stick-style corner building is clad in horizontal wood siding and capped by a mansard roof projection at the parapet. The ground floor commercial component features an angled main entry at the corner, above which is a rectangular, projecting, angled bay. The windows at the second level are one-over-one wood double-hung sash surrounded by typical Stick-style decorative trim and brackets. Beneath the mansard parapet is a paneled frieze punctuated by vertical brackets. The west elevation has a central, fixed window with small square lites around the border which is surrounded by more decorative wood trim. The building has a shed-roofed addition at the rear, east elevation, with a separate one-story carriage house structure behind.

3. Historic Rating/Survey

This building is listed in the Planning Department's Architectural Survey of 1976. It was also constructed circa 1895, and is therefore pre-1906 Earthquake.

4. **Historic District/Neighborhood Context**
   The property is not located within an historic district. The surrounding neighborhood is characterized by a mix of commercial buildings and light industrial buildings, combined with an older residential neighborhood. Recently, newer "loft" style apartment buildings have been constructed in the immediate vicinity of the subject property.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** These are defined as properties which do not meet the criteria for listing in Category A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons:** It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have **integrity** to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The subject property was constructed circa 1895 in the Stick architectural style, with some Italianate elements. The revised historical report prepared on September 13, 2004 by Carey & Co. states that the property does not have any association with significant events or persons. This conclusion was based on historic research conducted at the San Francisco Public Library and title record search.

2. Period of Significance

Circa 1895.

3. Character-Defining Features

The character-defining features of this building are primarily the decorative features which were representative of the Stick architectural style. This building would actually fall under the "townhouse" sub-type of this style, with a ground floor commercial component. This sub-type is characterized by flat roofs, wood double-hung windows, squared bay windows, and vertical stickwork detailing which terminates in brackets beneath the cornice. All of these elements are present on the subject property and would comprise the character-defining features of this property. The angled entry to the commercial space at the ground level would be a significant character-defining feature as well. In addition, the separate carriage house at the rear of the property would be considered a character-defining feature.

4. Integrity

The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	X Retains	☐ Lacks
design,	X Retains	☐ Lacks
materials,	X Retains	☐ Lacks
workmanship,	X Retains	☐ Lacks
setting,	☐ Retains	X Lacks
feeling,	X Retains	☐ Lacks
association.	X Retains	☐ Lacks

The subject property retains its integrity for the most part. There have been some changes made to the ground floor commercial level, around the entry and on the west elevation; alterations include the infill and replacement of windows and covering of original siding with plywood panels. There is also an incompatible advertising billboard attached to the west elevation. The setting of the building has changed over time, especially with the recent new construction of larger-scaled loft-style developments in the neighborhood, particularly to the south and east of the building.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
    - **Event:** or ☐Yes X No ☐Unable to determine
    - **Persons:** or ☐Yes X No ☐ Unable to determine
    - **Architecture:** or ☐Yes X No ☐ Unable to determine
    - **Information Potential:** ☐Yes X No ☐ Unable to determine

    Upon review of the consultant's report, Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA. While the subject building does represent the townhouse sub-type of the Stick architectural style, it is not an exemplary example of this sub-type and it also contains elements of the Italianate style.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

    Because the building would not be considered an historical resource under CEQA, the proposed demolition and new construction project would not cause a significant adverse change to this potential historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
    X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
    ☐Yes X No ☐ Unable to determine

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